



City of Greensboro
City Council
Agenda Item

TITLE: Resolution honoring the memory of the late Margaret "Maggie" Keesee-Forrester

Department: Council	Current Date: August 22, 2006
Contact 1: Councilmembers Barber & Gatten	Public Hearing:
Phone:	Advertising Date:
Contact 2:	Advertised By:
Phone:	Authorized Signature: <i>Juanita F. Cooper</i>
Attachments: Resolution honoring the memory of the late Margaret "Maggie" Keesee-Forrester	

PURPOSE Councilmember Gatten has requested that a resolution be prepared honoring the memory of the late Margaret "Maggie" Keesee-Forrester.

RECOMMENDATION/ACTION REQUESTED The City Council is requested to adopt a resolution honoring the memory of the late Margaret "Maggie" Keesee-Forrester.

RESOLUTION HONORING THE MEMORY OF THE LATE MARGARET
"MAGGIE" KEESEE-FORRESTER

WHEREAS, on August 13, 2006, this community lost one of its outstanding community leaders with the unexpected death of the late Margaret "Maggie" Keesee-Forrester;

WHEREAS, Maggie, a native of Greensboro, graduated from Guilford College with a degree in elementary education and taught kindergarten and first grade for twelve years in the Greensboro City School system;

WHEREAS, in 1972, at the age of 27, Maggie was elected the first woman to the North Carolina House of Representatives from Guilford County and served six terms;

WHEREAS, during those six terms she was chair of the ten-member Guilford County delegation during the 1985 Legislative Session and vice chair of both the Election Laws and Children and Youth Legislative Committees;

WHEREAS, Maggie served additional legislative assignments in Constitutional Amendments, Education, Governmental Ethics, Highway Safety, Human Resources, Local Government II, Mental Health, Natural and Economic Resources and Water and Air Resources and she served on the Joint House and Senate Ethics Committee from 1982 to 1988;

WHEREAS, in addition to her elected office, Maggie served on the boards of numerous local and statewide organizations including Summit House, N.C. Equity, North Carolina Child Advocacy, North Carolina Institute of Political Leadership, Family and Children's Services of Greensboro, Greensboro Mental Health Association, Sue Lynn Residential Services, Inc. and the United Arts Council of Greensboro;

WHEREAS, her services to the community were recognized with a number of honors, including having been elected as state president of North Carolina Women's Political Caucus. She was awarded the James T. Isler Friend of Family & Children's Services award and was named Greensboro College's Distinguished Political Science Lecturer;

WHEREAS, Maggie enjoyed travels which took her over four continents, championed wildlife rescue, and supported the arts;

WHEREAS, the City Council wishes to express its sense of loss and its sincere appreciation and gratitude for the many years of dedicated public service rendered by Margaret "Maggie" Keesee-Forrester, the outstanding contributions she has made to the community, and the legacy she leaves.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

1. That the City Council hereby expresses, on behalf of the citizens of Greensboro, a deep sense of loss and a feeling of respect and gratitude for the life of Margaret "Maggie" Keese-Forrester.
2. That a copy of this resolution shall be delivered to the family of the late Margaret "Maggie" Keese-Forrester as a symbol of the gratitude of the people of Greensboro for her many contributions to this community.



City of Greensboro
City Council
Agenda Item

TITLE: Resolution honoring the memory of the late Jonathan Anthony McKee, Sr.

Department:	Council	Current Date:	September 7, 2006
Contact 1:	Councilmember Bellamy Small	Public Hearing:	
Phone:		Advertising Date:	
Contact 2:		Advertised By:	
Phone:		Authorized Signature:	<i>Quanita F. Cooper</i>
Attachments:	Resolution honoring the memory of the late Jonathan Anthony McKee, Sr.		

PURPOSE Councilmember Bellamy Small has requested that a resolution be prepared honoring the memory of the late Jonathan Anthony McKee, Sr.

RECOMMENDATION/ACTION REQUESTED The City Council is requested to adopt a resolution honoring the memory of the late Jonathan Anthony McKee, Sr.

RESOLUTION HONORING THE MEMORY OF THE LATE JONATHAN
ANTHONY McKEE, SR.

WHEREAS, on August 13, 2006, this community lost one of its outstanding community leaders with the death of the late Jonathan Anthony McKee, Sr. at the age of 78;

WHEREAS, Mr. McKee was a former coach, athletic director, teacher and retired U.S. Army Officer (Reserves);

WHEREAS, he coached hundreds of young men throughout his 30 year career at Dudley where he served as assistant coach, head coach and athletic director before retiring in the late 1980's;

WHEREAS, as a coach of golf, basketball, baseball and football he was known to be strict and taught the young men to develop character both in athletics and in life encouraging them to make a difference in their communities;

WHEREAS, he was a member of United Institutional Baptist Church for over 50 years and served as a Deacon during that time and was also an active leader and member to several organizations affecting youths and athletics;

WHEREAS, the City Council wishes to express its sense of loss and its appreciation and gratitude for the many years of service rendered by Jonathan Anthony McKee, Sr., the contributions he has made to the community, and the legacy he leaves.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

1. That the City Council hereby expresses, on behalf of the citizens of Greensboro, a deep sense of loss and a feeling of respect and gratitude for the life of Jonathan Anthony McKee, Sr.
2. That a copy of this resolution shall be delivered to the family of the late Jonathan Anthony McKee, Sr. as a symbol of the gratitude of the people of Greensboro for his many contributions to this community.



City of Greensboro
City Council
Agenda Item

TITLE: Resolution honoring the memory of the late Lillian "Barbara" Clyburn

Department: Council	Current Date: September 7, 2006
Contact 1: Councilmember Bellamy Small	Public Hearing:
Phone:	Advertising Date:
Contact 2:	Advertised By:
Phone:	Authorized Signature: <i>Quanita F. Cooper</i>
Attachments: Resolution honoring the memory of the late Lillian "Barbara" Clyburn	

PURPOSE Councilmember Bellamy Small has requested that a resolution be prepared honoring the memory of the late Lillian "Barbara" Clyburn.

RECOMMENDATION/ACTION REQUESTED The City Council is requested to adopt a resolution honoring the memory of the late Lillian "Barbara" Clyburn.

RESOLUTION HONORING THE MEMORY OF THE LATE LILLIAN "BARBARA"
CLYBURN

WHEREAS, on August 31, 2006, this community lost one of its community leaders with the death of the late Lillian "Barbara" Clyburn at the age of 63;

WHEREAS, Barbara was employed by the Greensboro ABC Board since 1975 where she served as a bookkeeper, United Way Coordinator for over 10 years and, in 1997, was the Greensboro ABC Board Employee of the Year;

WHEREAS, she was a member of Saint Stephen United Church of Christ since childhood and was a member of Women's Circle No. 6, President of the Women's Fellowship, President of the Caring Team, member of the Gospel Choir, youth advisor for many years and a member of the Usher Board;

WHEREAS, Barbara was active in many other community organizations and ecumenical religious organizations both locally and around the state as well as the PTA Board of Aycock Middle School;

WHEREAS, the City Council wishes to express its sense of loss and its sincere appreciation and gratitude for the many years of service rendered by Lillian "Barbara" Clyburn, the contributions she has made to the community, and the legacy she leaves.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

1. That the City Council hereby expresses, on behalf of the citizens of Greensboro, a deep sense of loss and a feeling of respect and gratitude for the life of Lillian "Barbara" Clyburn.
2. That a copy of this resolution shall be delivered to the family of the late Lillian "Barbara" Clyburn as a symbol of the gratitude of the people of Greensboro for her many contributions to this community.



City of Greensboro
City Council
Agenda Item

TITLE: Rezoning of Property Located North of West Northwood Street and East of Huntington Road

Department:	Planning Department	Current Date:	September 6, 2006
Contact 1:	Richard Hails	Public Hearing:	September 19, 2006
Phone:	373-2922	Advertising Date:	August 31 and September 7, 2006
Contact 2:	Bill Ruska	Advertised By:	City Clerk
Phone:	373-2748	Authorized Signature:	<i>RWHails</i>
Attachments:	Attachment A: Vicinity Map (PL(Z) 06-50) Attachment B: Minutes of August 14, 2006 Zoning Commission Meeting Attachment C: Zoning Staff Report		

PURPOSE:

James F. Marshall applied for a rezoning from RS-12 Residential Single Family to General Business for property located north of West Northwood Street and east of Huntington Road. The Zoning Commission considered this application on August 14, 2006. The City Council will conduct a public hearing to consider this application.

BACKGROUND:

The Zoning Commission voted 8 to 1 to deny this application. James F. Marshall appealed this decision.

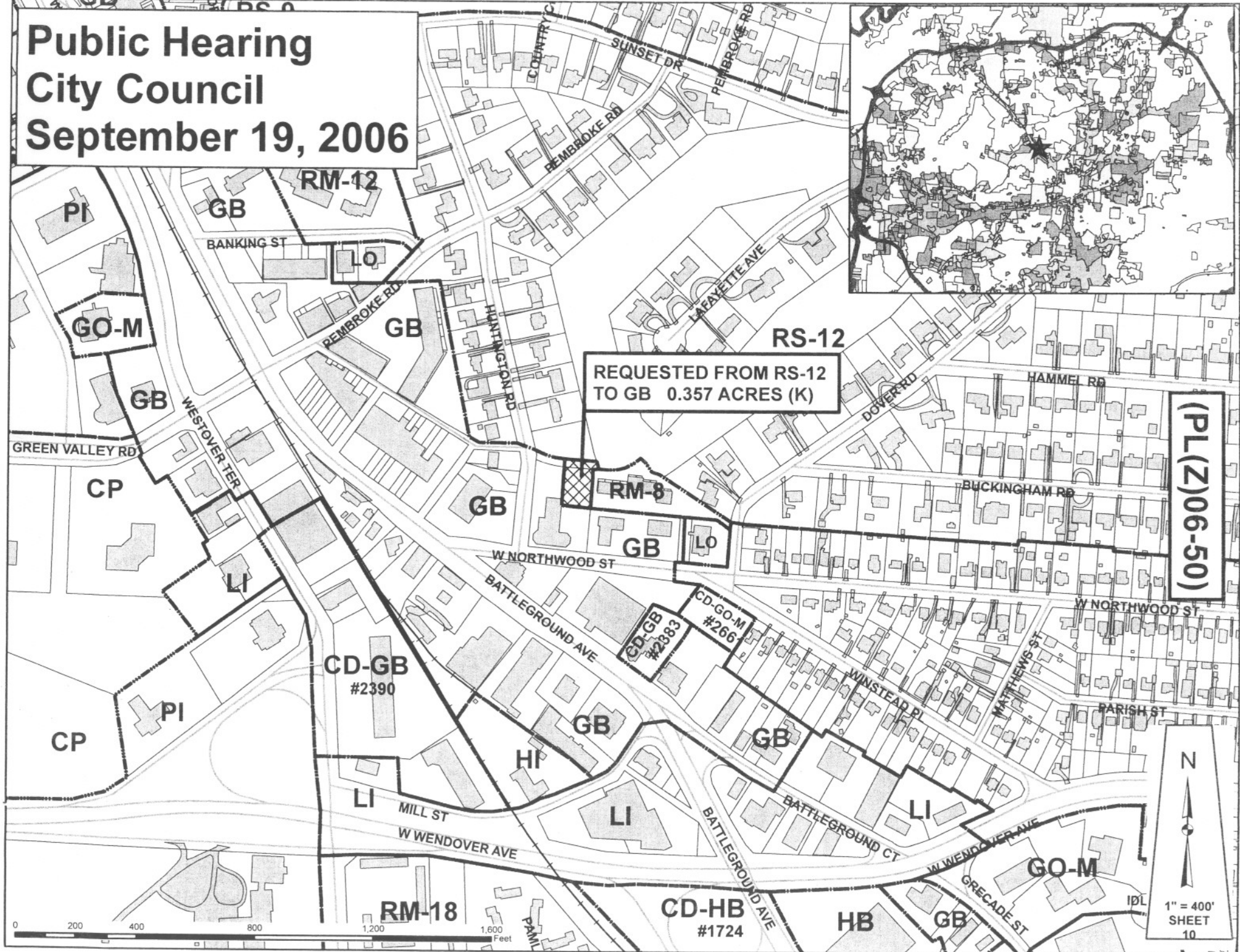
There was one speaker in favor of and two speakers in opposition to this proposal (see Attachment B: Minutes of August 14, 2006 Zoning Commission Meeting).

A vicinity map of the proposed rezoning is attached along with a copy of the Zoning Staff Report.

RECOMMENDATION / ACTION REQUESTED:

The Planning Department recommends approval of the ordinance.

**Public Hearing
City Council
September 19, 2006**



Attachment B

Minutes of August 14, 2006 Zoning Commission Meeting (PL(Z) 06-50)

Mr. Woody presented a map showing the subject property, as well as surrounding properties. He also presented slides of the subject property and noted issues in the staff report.

In response to a question from Mr. Gilmer, Mr. Woody said this request is the paved parking lot seen in the rear of the photographs. As a parcel by itself, it does not have any street frontage. It is surrounded by the existing GB zoning of what used to be the Janus Theaters.

Chair Wolf opened the public hearing.

James F. Marshall, 4906 Plateau Court, said this is an interesting piece of property as Mr. Gilmer pointed out. It was part of the Janus Movie Theater and actually this property came up for rezoning 38 years ago and it was endorsed by the Commission and turned down by City Council at that time. The small parcel, which is 18,000 square feet, is part of a 2.24 acre tract that is zoned GB. They have been looking at developing the property for about five years. They have now designed single story retail on the front, which is more of an urbanistic type feel. It has a nice walking area between Northwood Street and the fronts of the buildings. They also have put the parking behind the buildings. The fourth building is a combination of underground parking, of retail on the second level and then four stories of residential above that. The total height of that building is actually 67 feet, which is below high-rise, but is four stories of residential. They have a total of 25 condominium units that will be located in this building. He presented drawings of the retail on the front and the residential in the rear. They have a separate entrance for the residential side and underground parking for the condominiums. It separates the commercial from the residential. This is on the cutting edge of what mixed use is. They were surprised to learn that this small section was not zoned GB, but this will give the Commission an idea of exactly what the retail will look like. Where the driveway goes in, there is actually an easement for the townhouses from Huntington Street that was granted years ago. So this lot has no direct access onto any road. It is part of the other GB zoning.

Speaking in opposition was Tim May, 1108 Dover Road. He presented about 20 letters of opposition of residents to this request. They are not opposed to the development of the property. They are asking that it be done in such a way that will benefit the developer and Greensboro without damaging their neighborhood. The parcel being considered has long served as a protective buffer to the adjacent residential area. Zoning this piece as GB will destroy any buffer that they have. He illustrated for the Commission the area and how it might be affected by this property. He objected to the height and size of the building and the destruction of the buffer to the townhomes.

Counsel Carr said, for the record, the letters the Commission received were not notarized and she would like the Commission to consider that in their decision.

In response to a question from Mr. Gilmer, Mr. May said they were not opposed to the development proposed here a few years ago since it was set entirely on the GB part of the property and did not require the rezoning of this small piece.

Also speaking in opposition was Robert Douglas, 1108-F Dover Road. His concern was the proximity to the residential area. There would only be a 10-foot buffer between their townhomes and the building. He further objected to the traffic increase and the size and height of the building. They feel the property is adequately zoned for any kind of mixed use. They think everything Mr. Marshall has proposed could be accommodated on that property, leaving this buffer between them.

In rebuttal for the applicant, Mr. Marshall said he had met with the owners of the townhouse community and he thought they were supportive until the rezoning came up. Their initial plan was 100,040 square feet and it was placed on that piece of property. There was a parking garage on there that also had residential above it. They think this accomplishes what a mixed-use development is supposed to be. It does form a buffer in between what the old commercial is and they would create new commercial with high-end stores and with good quality residential development.

In rebuttal for the opposition, Mr. May said they had asked about prior opposition to the zoning. He did not live there at that time so when they were talking about whether or not they opposed it, he did not oppose it. He described what he thought the building was. When Mr. Marshall was talking about sharing plans with them, he was talking about sharing these plans. He brought two photos back and asked the Commission to look at the last two pictures that he had shown them.

Chair Wolf closed the public hearing.

Mr. Ruska said staff does recommend in favor of this rezoning request. It meets the mixed-use commercial designation on the GFLUM. It probably meets it more than anything they have seen in recent months because this is a true vertical mixed use. It meets the reinvestment infill goal of the Comp Plan and a number of the policies that they have included in the staff report. You have to realize that this small parcel that is up for rezoning represents a small fraction of the site that is already zoned GB and would already permit taller buildings, if the applicant so chose to put tall buildings out there. They were a little concerned that if this rezoning were turned down, that this would lead to a redesign of the site and perhaps the applicant not being able to achieve the mix of uses and some of the pedestrian aspects of this that make it such a compelling project. Outside of the downtown, this is one of the few vertical mixed uses that they have seen so far. This is what the Comp Plan is trying to achieve and that is why staff is so supportive of this. Mr. Marshall mentioned that he could build a strip center. That is not the worst example of what could happen under the existing zoning. There is GB there. This site could be chopped up into lots for fast food restaurants. It could be a combination of fast

food restaurants and a bank, none of which would be really achieving the mixed-use aspect of the GFLUM, which this project does achieve. He asked the Commissioners to remember that when they take their vote on this because most of the site is currently zoned GB and would already permit even higher buildings than what Mr. Marshall is proposing.

In response to a question from Mr. Collins, Mr. Ruska said the shadowing affect of the this five and almost six stories (with parking underneath) does not play any part in the location of the building with the height it has now. The minimum GB requirements would have to be met. Several speakers have mentioned a 10-foot setback. That is the GB setback for a building. The landscaping part of it would require a Type C planting yard, which is a 20-foot wide planting yard with the appropriate planting rate. However, if the planting yard and the building setback conflict, the building setback is the one that prevails. So again he would point to the fact that the property to the south of Dover Square could already be developed with buildings that are even higher than 67 feet and come within 10-feet of that property line and completely meet the zoning requirements. So they are specifically looking at this from the standpoint of which would you rather see? A development like Mr. Marshall is proposing or it is somehow chopped up into individual commercial lots or a strip center, which would not be as compatible with the neighborhood as what he is proposing.

Chair Wolf said to him, staff was using this residential piece as leverage to get what you want because he was a big advocate of mixed use sites. We have another one coming before us later today. But this is the only one they have ever had come before us anywhere that had no conditions whatsoever. It is straight zoning. He did not think a single building in Greensboro could be pointed out to him that has this height differential on it at this close proximity.

Mr. Gilmer said he took a little different view. He thought Mr. Ruska did say this is the first so it probably will not be the last. He would support it because it has the components of a true mixed use and it is a little something different. He said they were here on the small piece of the property and they were designing the building. He would be supporting it from the position of working on the Comp Plan in the past and he believed in mixed use. He thought this was a good piece of property for mixed use.

Mr. Schneider said he was siding with not supporting it primarily because of the height being to close to the single family residential.

Ms. Shipman said she also would be voting in opposition to the request, mainly due to the height of the building and a small buffer between it and the single family residents behind it.

Ms. Miller said she would vote against this as well. She thought a picture was worth a thousand words and the pictures were very compelling to her.

Mr. Schneider said the Greensboro Zoning Commission believes that its action to deny the zoning amendment, located north of West Northwood Street from RS-12 to GB, to be inconsistent with the adopted Connections 2025 Comprehensive Plan and considers the action taken to be reasonable and in the public interest for the following reasons: It does not implement measures to protect neighborhoods from potential negative impacts of developments that are inconsistent with the neighborhood's livability and reinvestment potential and without conditions, the proposal is not compatible with surrounding properties. Mr. Wright seconded the motion. The Commission voted 8-1 in favor of the motion. (Ayes: Wolf, Collins, Matheny, Miller, Schneider, Shipman, Spangler, Wright. Nays: Gilmer.)

**Attachment C
(PL(Z) 06-50)**

**City of Greensboro Planning Department
Zoning Staff Report
August 14, 2006 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: K
Location: North of West Northwood Street and East of Huntington Road

Applicant: James F. Marshall
Owner: Irving Park Center Group, LLC

From: RS-12
To: GB

Conditions: N/A

SITE INFORMATION	
Maximum Developable Units	N/A
Net Density	N/A
Existing Land Use	Undeveloped
Acreage	0.357
Physical Characteristics	<i>Topography:</i> Flat <i>Vegetation:</i> None <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Mixed Use Commercial
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
North	Undeveloped / Golf Course	RS-12
South	Undeveloped (to be developed with subject property)	GB
East	Townhomes	RM-8
West	Eckerd's Drug Store / Rebecca's and Company	GB

ZONING HISTORY		
Case #	Year	Request Summary
D96	1968	This property has been zoned RS-12 since July 1, 1992. Prior to the implementation of the UDO, it was zoned Residential 90S. A request to rezone this property from Residential 90S to Commercial N was denied by City Council after being favorably recommended by the Zoning Commission and supported by the Planning Department.

DIFFERENCES BETWEEN RS-12 (EXISTING) AND GB (PROPOSED) ZONING DISTRICTS
RS-12: Primarily intended to accommodate moderate density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 3.0 units per acre or less.
GB: Primarily intended to accommodate a wide range of retail, service, and office uses. The district is typically located along thoroughfares in areas which have developed with minimal front setbacks

TRANSPORTATION	
Street Classification	W. Northwood Street – Collector Street, Huntington Road – Collector Street.
Site Access	Unknown at this time. Driveway will be evaluated at the plan review stage and all driveways must meet City of Greensboro Standards.
Traffic Counts	None available.
Trip Generation	N/A.
Sidewalks	Sidewalks are a requirement of the Development Ordinance. 6' sidewalk with a 4' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side (at a minimum, collectors may require sidewalk on both sides) of all other street types.
Transit	Yes.
Traffic Impact Study	Not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	No, site drains to North Buffalo Creek
Floodplains	N/A
Streams	N/A
Other	N/A

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
North	N/A
South	N/A
East	N/A
West	N/A

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

POLICY 4C: Promote new patterns and intensities of use to increase economic competitiveness and enhance quality of life in urban areas.

POLICY 7C.1: Ensure that adequate land is zoned and has infrastructure available for the various stages of business development.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Mixed Use Commercial: This designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. Where applied to older highway corridors characterized by "strip" commercial uses, the intent is to encourage infill and redevelopment for a more diverse and attractive mix of uses over time. Examples include residential units over commercial uses or a wider array of economically viable uses to replace obsolete uses. Such areas also may represent opportunities for the introduction of substantial higher density and/or mixed-income housing, with negligible impacts on, or resistance from, nearby single-family neighborhoods. Ensuring that buildings are of the appropriate scale and intensity is critical, as is ensuring that sites are designed in a coordinated, as opposed to a lot-by-lot, manner. New "strip" commercial development is discouraged.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: The zoning pattern relating to this property dates back to the original zoning lines that were drawn in 1954 to implement the City's second zoning ordinance.

In 1968 a request was made to rezone this property to Commercial N. At that point, this property had been used for seven years as part of a restaurant parking lot. The property represented approximately 20% of the total site, the balance of which was already zoned Commercial N. At that time, a theater was being constructed on the site and the rezoning request was made to increase the available parking for it. The Zoning Commission recommended approval of the proposal but City Council denied the request in August 1968. The Planning Department recommended approval of that request, pointing out that the property was virtually surrounded by nonresidential zoning and that the property could not be used for residential purposes because of its size and its lack of access.

The applicant plans to combine the corner lot with two lots to the east fronting on West Northwood Street. The applicant's illustrative plan shows four buildings on the entire tract, i.e. the portion already zoned GB and the portion being proposed for rezoning to GB. Three single story retail buildings would be oriented to West Northwood Street. These buildings would range in size from 6,800 square feet to 7,300 square feet. Most off-street parking would be located behind (north of) these three buildings. A fourth building would be located to the north adjacent to Huntington Road. This building would contain a Mixed Development with retail on the ground floor (8,159 square feet) and 27 residential units above it. This building would contain five stories with underground parking.

This illustrative plan contains a number of the mixed use elements such as internal pedestrian connections within the site (building to building), external pedestrian connections (site to street), safe pedestrian routes in parking areas, clear relationship of the building façade to the street, limited street setback, no intervening parking between the street and buildings, drive-through aisles minimized and located to the rear of buildings, clear architectural style (including building façade articulation), compatible building materials, and incorporation of useable public space (e.g. outdoor dining area and a separate outdoor café).

This request is consistent with the Mixed Use Commercial designation on the Generalized Future Land Use Map of Connections 2025. It meets the Reinvestment/Infill Goal of the Comprehensive Plan and several policies as described above.

GDOT: No additional comments.

Water Resources: No additional comments.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.



City of Greensboro
City Council
Agenda Item

TITLE: Adoption of Summit Avenue Corridor Plan

Department:	Housing and Community Development	Current Date:	9/5/06
Contact 1:	Stefan-leih Geary	Public Hearing:	Yes
Phone:	412-6300	Advertising Date:	By September 17th
Contact 2:	Sue Schwartz	Advertised By:	HCD: <i>maker</i>
Phone:	373-2149	Authorized Signature:	<i>[Signature]</i>
Attachments:	yes		

PURPOSE:

Adoption of *The Summit Avenue Corridor Plan* would provide guidance through specific recommendations for design and land use enhancements for the area between Murrow Blvd. and Sullivan Street and the area surrounding World War Memorial Stadium, the Farmer's Market and the former VFW site along Yanceyville Street. The Summit Avenue Corridor serves the City of Greensboro as a major thoroughfare into downtown Greensboro and leading to the Northeast area of the community. The plan recommends infrastructure improvements that will enhance pedestrian safety, incorporate traffic calming measures and neighborhood connectivity while respecting the functional role of Summit Avenue as a major thoroughfare. Summit Avenue will continue to function successfully in terms of current and projected traffic volumes. The Plan also recommends changes in land use that will increase the flexibility and options available under the current zoning to encourage appropriate retail and office use while maintaining the historic residential character of Summit Avenue. Such recommendations can serve as an economic development tool to ignite investment leading to the Northeast section of Greensboro. All recommendations are based on a larger Market Study that was conducted on the Summit Avenue Corridor from Murrow Blvd. to Highway 29.

BACKGROUND:

On November 5, 2003 the Greensboro City Council adopted the Strategic Plan for the Aycock Neighborhood which outlines 12 priority actions, two of which are to *Improve Summit Avenue as a primary gateway to the downtown through a Corridor Study* and to *Prepare a redevelopment plan for the War Memorial Stadium and Veterans Plaza area*. City Council requested staff to initiate a Corridor Study for Summit Avenue including Yanceyville Street between Summit and Lindsay and to conduct a market study on the entirety of Summit Avenue from Murrow Blvd. to highway 29. City staff worked closely with stakeholders and the Aycock neighborhood association to accomplish this request.

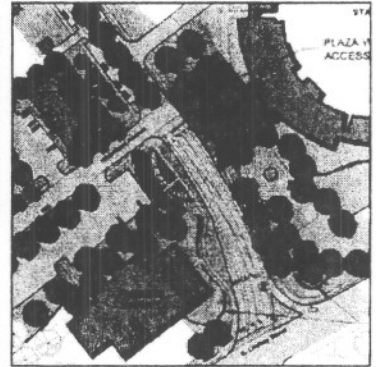
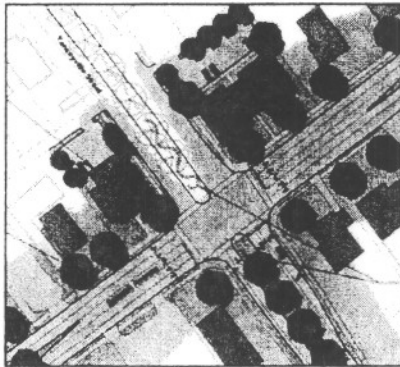
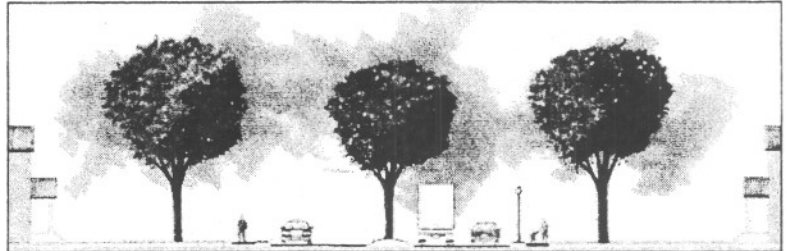
BUDGET IMPACT:

None at this time. Adoption provides guidance and allows staff to pursue funding opportunities.

RECOMMENDATION / ACTION REQUESTED:

Requesting adoption by City Council at the September 19th council meeting.

Agenda Item: 10



FINAL DRAFT FOR ADOPTION

Summit Avenue Corridor Plan

City of Greensboro
Department of Housing and Community Development





Summit Avenue Corridor Plan

City of Greensboro
Department of Housing and Community Development

**City of Greensboro
Mayor and City Council**

Mayor Keith Holliday
Sandra Anderson Groat, Mayor Pro Tem
Florence F. Gatten, At Large
Yvonne J. Johnson, At Large
T. Dianne Bellamy-Small, District 1
Goldie Wells, District 2
Tom Phillips, District 3
Mike Barber, District 4
Sandy Carmany, District 5

Developed under the leadership of the
City of Greensboro
Department of Housing and Community Development

Project Manager
Stefan-Leih Geary

Consultants

HadenStanziale

SEPI
ENGINEERING GROUP

**GLENN
HARBECK**
Associates
Planning • Public Involvement

W&A
WILLIAM
COLLIER
ARCHITECTS



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EXECUTIVE SUMMARY

Introduction

Summit Avenue is a gateway into Downtown Greensboro that passes through the historic Aycock Neighborhood. The economic health of the neighborhoods that surround Downtown, such as Aycock, are directly linked to Downtown. Therefore the proposals contained in this plan are important not only for the Aycock Neighborhood but also for Downtown Greensboro.

The revitalization of the Aycock Neighborhood is dependant upon the economic health and the physical appearance of Summit Avenue since it is the public face of the neighborhood. Yanceyville Street plays a different role as a connector for the sections of neighborhood separated by Summit Avenue. This plan outlines how the improvement of those streets and, by extension, the neighborhood can continue the revitalization process already begun by the well-informed and highly involved residents of Aycock.

The Summit Avenue Corridor Plan employs a multidisciplinary approach to the revitalization and includes three major elements:

Physical Conditions Analysis and Design Recommendations – To identify what physical improvements can be made within the public right of way and private property to improve both the appearance and function of the corridor, with the objective of bolstering private investment.

Market Study: Findings, Conclusions and Recommendations – To determine what real estate market forces can be harnessed to drive appropriate private sector investment in the corridor.

Regulatory Analysis and Recommendations – To evaluate existing regulations affecting private investment in the corridor and to recommend changes to create a regulatory framework to facilitate appropriate development.

Design Recommendations

The proposed physical improvements contained in this plan are a multi-faceted approach to improving the visual quality and the safety on Summit Avenue and Yanceyville Street, the two major roads in the Aycock Neighborhood. An overview of the proposed physical improvements for Summit Avenue are as follows:

- Frame the road with street trees in the median and on private property to create a unified edge along the street and improve the pedestrian environment by calming the significant traffic flow (Figure 1).
- Encourage the private sector to build infill development containing compatible uses and require that new buildings be appropriately scaled and architecturally appropriate for the historic context.
- Use the gateway features to express the unique character and history of the neighborhood.

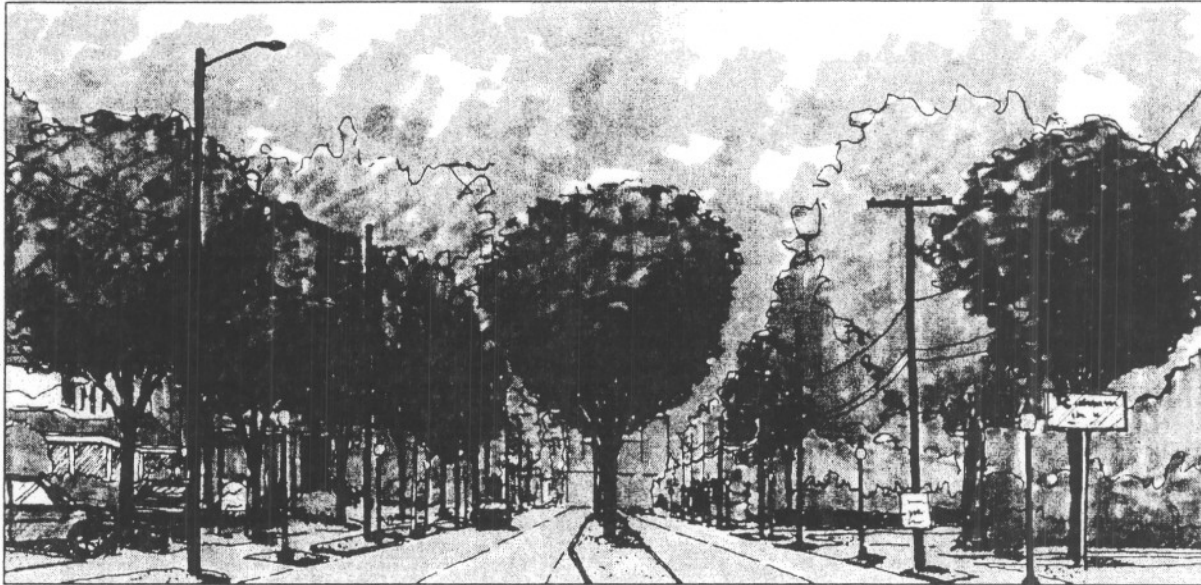


Figure 1: Proposed Improvements for Summit Avenue - Perspective

The following proposed improvements will reinforce Yanceyville Street as a connector for the Aycock Neighborhood and an important link into the North Carolina A&T State University campus.

- A road diet and street trees will create a pedestrian and bicycle friendly environment (Figure 2).
- War Memorial Stadium and the Farmer's Market are unified within a park setting to create an attractive vibrant activity center for the City of Greensboro. Gateway features at the Lindsay Street intersection will reflect the history of the stadium and create a high visibility display area for the Farmer's Market.

The plan includes some design recommendations for areas that significantly impact the neighborhood but are outside the plan area such as Yanceyville Street from Summit Avenue to Bessemer Avenue and the Murrow Boulevard interchange.

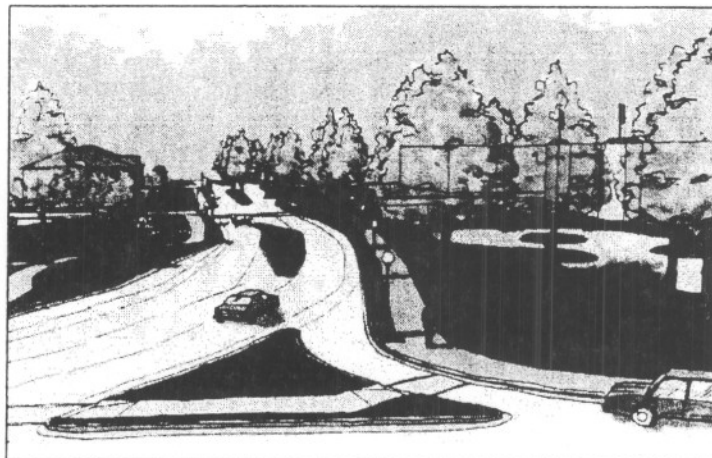


Figure 2: Proposed Improvements for Yanceyville Street - Perspective



Market Study

The market study analyzed the economic conditions for a market area that encompassed the Summit Avenue Corridor Plan area as well as a larger surrounding area in northeast Greensboro. The market analysis for the larger area is contained in a separate report titled, Market Study for the Summit Avenue Corridor Plan. The following are the key findings for the Summit Avenue area.

- Virtually all indicators – demographic, economic, and real estate – are positive in the market area. Real estate value appreciation in the area has been very strong. The Aycock/Summit Avenue area has had value appreciation of more than 40 percent over the last 8 years, which is 60 percent above the city-wide average. Prices are still reasonable, however, making further appreciation likely.
- There are infill and redevelopment opportunities in the Aycock/Summit Avenue area that should be facilitated by the City and the neighborhoods to generate additional population and critical mass. There are many market-feasible residential product types that would be successful, including forms of single family and multifamily homes. More homeownership should be promoted in this process. Pricing of such products could be supported in the \$125 to \$150 per square foot range. In 2006 a price ceiling of +/- \$325,000 exists, but this will increase as the market matures and adjusts.
- Local-serving retail is in need in the area, and the most direct way of obtaining it is to add households and increase buying power in the market area.
- The Greensboro Farmer's Market and the War Memorial Stadium are located adjacent to the planning area. These are important uses that have the potential to generate much more activity, vitality, and economic impact in this area. The effective programming of these operations should be a priority.
- This area is ½ mile, or a 15-minute walk, to the Central Business District but the connection is poor. A new, more attractive, and more direct connection for pedestrians into downtown. This would benefit the neighborhood and be a highly efficient investment for the city.

Regulatory Framework

Objectives for a Modified Regulatory Framework

The following objectives were employed as guideposts for generating regulatory alternatives, as well as evaluation criteria to determine the best approach overall.

Objective 1: Continue past and present efforts to affirm and protect the historic character of the Aycock neighborhood. Retain the Historic District Program as it applies to the section of Summit Avenue within the historic Charles B. Aycock Neighborhood.



Objective 2: Avoid adding complexity to the development review process. Rather, seek to simplify applicable regulations while retaining important safeguards. Intuitively, the best options will tend to work within the basic framework already in place (i.e. underlying zoning with historic guidelines).

Objective 3: Allow for a compatible slate of land uses that positively reinforce each other and the particular section of Summit Avenue for which they are proposed; provide an attractive "front door" to the neighborhood, and allow for improved investment opportunities.

Objective 4: Substitute performance standards for discretionary review whenever possible. Performance standards differ from discretionary standards in that they do not require interpretation by a board of review.

Recommended Regulatory Framework and Course of Action

The following recommendations were selected from among the many regulatory options evaluated in the report. A map showing the application of recommended zoning changes is provided at the end of this section (Figure 3). The recommendations are not listed in any particular order.

Recommendation 1. Apply a low intensity mixed-use district (residential, office and retail) to both sides of the 800 block and to the east side only of the 700 block of Summit Avenue.

This more commercially oriented section of Summit Avenue would be well served by a low intensity mixed-use district. Existing office uses here would be accommodated nicely by such a district. Appropriately designed retail uses would be a convenience to area residents and provide a suitable transition from the more intensive retail area north of Sullivan Street. Multi-family housing in this block, with or without associated office/retail on the ground floor, would bring more residents and household incomes to the area as well as enhance security with more "eyes on the street".

Recommendation 2. Also apply a low intensity mixed-use district (residential, office and retail) to that portion of the 500 block of Summit Avenue that is currently zoned GO-M.

The southernmost end of Summit Avenue in the planning area, adjoining the Murrow Boulevard Interchange and closest to the downtown, is currently in mainstream commercial use. Structures here presently do not contribute to the historic character of the district. It is known that at least one property owner is interested in undertaking a significant redevelopment project on his property. Application of a low intensity, mixed-use district could provide for more options and a natural market incentive to redevelop these properties to a form more in keeping with the surrounding district. It would also provide for a useful transition to the ultimate redevelopment of the Murrow Boulevard interchange under perhaps a medium density mixed-use district.



Recommendation 3: Apply an office/residential district to both sides of the 600 block and to that portion of the 500 block of Summit Avenue currently zoned GO-M.

All of the 600 block and some of the 500 block of Summit Avenue have a decidedly less intensive character than the blocks farther north. Lots here are narrower and smaller. There remains a critical mass of historic residential structures housing a relatively stable mixture of single-family homes and generally smaller offices. A residential and office mix would provide current homeowners and prospective new investors the option of restoring and maintaining properties in residential use or converting existing historic structures to appropriately designed professional offices. Even better, some property owners may wish to consider ground floor office space with residential above. This on-site mixed-use concept provides for development flexibility while also retaining a neighbor next door.

Recommendation 4: Incorporate as many performance standards as possible into the new zoning districts that will be applied to properties fronting on Summit Avenue. When such standards are deemed too specific to Summit Avenue for application elsewhere in the city, use the development standards section of the new LDO to set forth standards by activity or use when located within the Charles B. Aycock Historic District.

One of the objectives identified early on for this plan was to identify opportunities to convert discretionary guidelines to black and white performance standards where possible. Given the multiplicity of uses allowed along various stretches of the Summit Avenue Corridor, the report provides examples of the types of performance standards that could be developed for each type of land use activity and zoning district.

Recommendation 5: Leave those portions of the 600 block and 700 block of Park Avenue within the planning area as single family residential.

This section of Park Avenue was included in the planning area principally to connect the Summit Avenue Corridor to the War Memorial Stadium Area. These small, narrow lots front on Park Avenue. They are 100 percent in single-family residential use. Park Avenue is undergoing resurgence in investment that needs to be sustained. The current single-family zoning appears to be working so there is no apparent reason to change it.

Recommendation 6: Apply a new high intensity mixed use district to the Stadium Area.

As first noted above, a high intensity mixed use district would allow for a broad range of uses and activities at an intensive level of development. The revitalization of the Stadium area to its full potential requires maximum flexibility to accommodate a wide range of varying but compatible uses. The current PI Public and Institutional district does not allow for that. A high intensity mixed use district, on the other hand, would afford a creative developer, working in partnership with the City of Greensboro, considerable flexibility in designing a truly integrated mixed use area of entertainment, public spaces, retail, offices, and multi-family housing. This may entail the development of a comprehensive redevelopment plan for the area, prepared as part of a market driven vision and dynamic public-private partnership for the area.

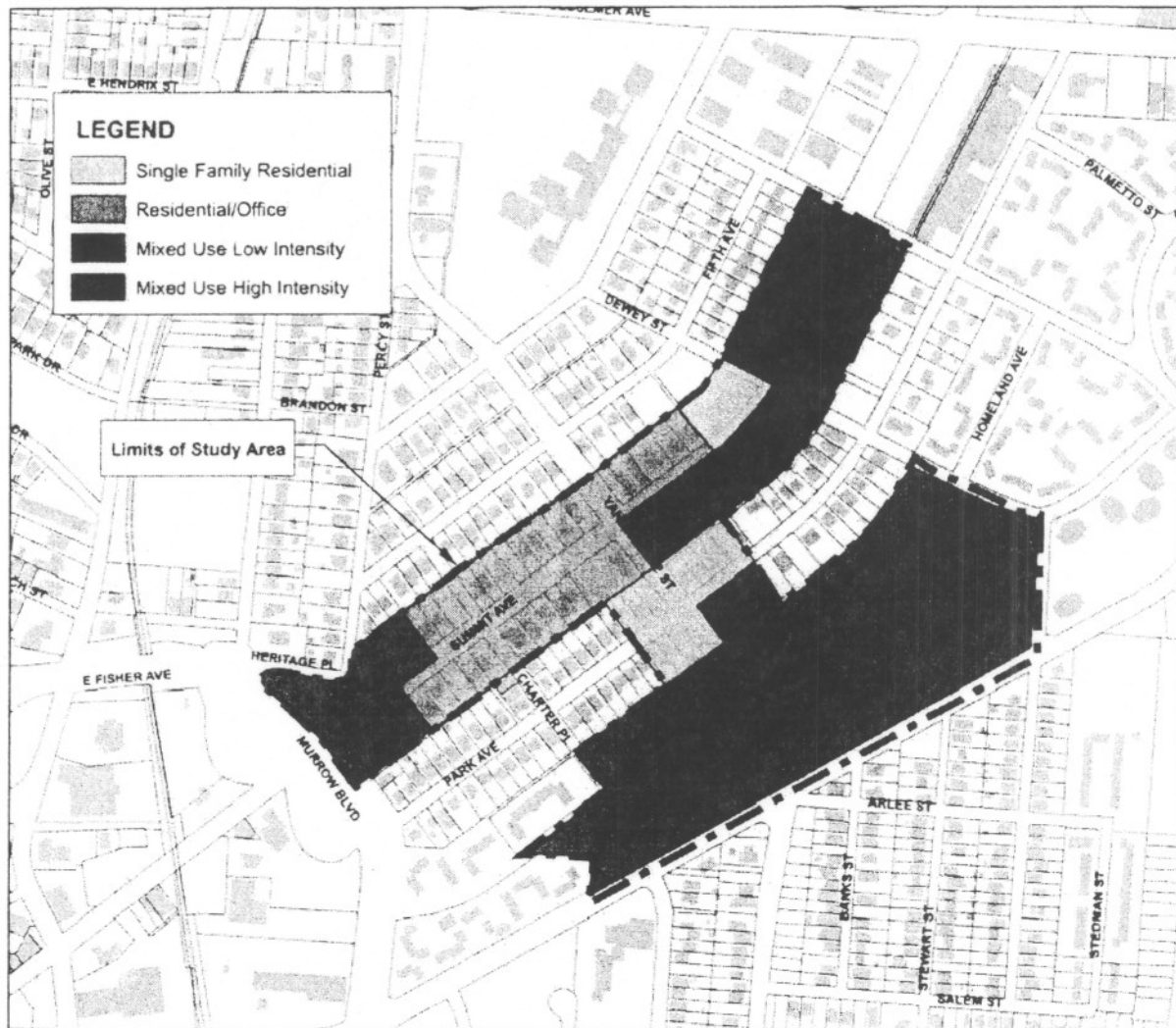


Figure 3: Proposed Zoning Map



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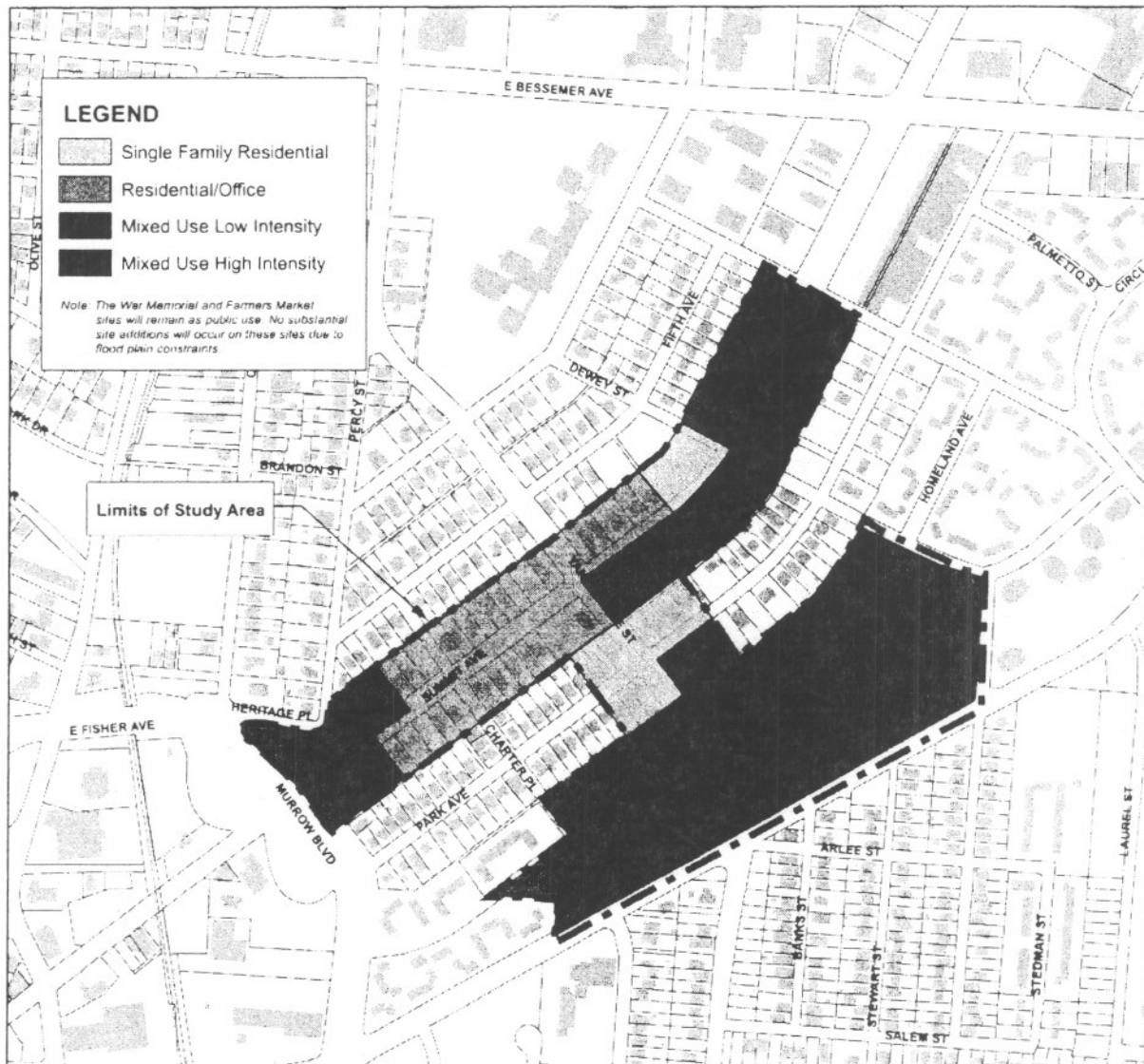


Figure 3: Proposed Zoning Map



Conclusion

The implementation of the regulatory framework and the proposed physical improvements contained in this plan will make a significant impact on the economic vitality and physical conditions of the neighborhood. The planned physical improvements and the market analysis will combine to spur investment and the regulatory framework will ensure that new development includes compatible uses and contributes to the existing architectural character and scale of the neighborhood.



Summit Avenue Corridor Plan

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INTRODUCTION

The Summit Avenue Corridor Plan includes both Summit Avenue and Yanceyville Street (Figure 4), which are the major corridors in the historic Aycock Neighborhood. This plan is part of ongoing efforts by the City of Greensboro to improve neighborhoods surrounding the downtown. Improving these important streets should positively impact the continued revitalization of the neighborhood.

History

The neighborhood bordering Summit Avenue was developed by Ceasar Cone's Summit Avenue Building Company. It is one of several streetcar neighborhoods developed at the turn of the last century. The housing on and around Summit Avenue was developed specifically for the managers and white-collar employees of the local mills located a short trolley ride to the north. Summit Avenue has historically been a major transportation route connecting the mills to downtown Greensboro. This commuting service function continues to this day.

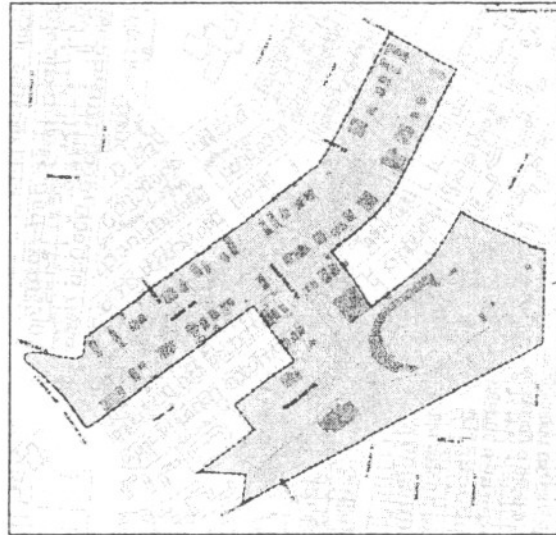


Figure 4: Summit Avenue Corridor Plan Area

The Plan Area Today

Today, Summit Avenue is designated a thoroughfare and it carries 16,000 vehicles per day. The traffic volumes on Summit Avenue result in extensive visibility for the neighborhood, but make it difficult and dangerous for pedestrians crossing from one side of Summit Avenue to the other side. The street contains a mix of land uses, including residential, institutional and commercial. The size and design of the historic houses are reminders of the important role Summit Avenue has played in the history of Greensboro. Today, the neighborhood is experiencing a renaissance with many young families choosing to live and renovate historic houses in a neighborhood that is immediately adjacent to downtown.

Yanceyville Street is also included in the plan area. Although Yanceyville does not have the historic character and history of Summit Avenue, it represents a significant opportunity to tie the neighborhood together. The historic War Memorial Stadium and the Farmers Market are important civic facilities located on Yanceyville Street. With North Carolina A&T State University located on the eastern edge of the Aycock Neighborhood, Yanceyville is also an important access route to the university.

Planning Efforts and Existing Programs

The Aycock Neighborhood has a history of actively working together and with the City of Greensboro to improve the neighborhood. In 1989, the neighborhood was established as a Municipal Service District to fund improvements such as the installation of period lighting fixtures and the construction of the Mark Thompson Memorial Pedestrian Bridge. The Aycock



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Neighborhood, includes both a National Register and a local historic district. In 2002, Preservation Greensboro Incorporated and the Aycock Neighborhood Association, with assistance from the Greensboro Department of Housing and Community Development, completed a charrette process. The charrette was orchestrated by Thursday Associates and resulted in The Aycock Traditional Neighborhood District Plan, January 2003. The Plan included many design and planning proposals. To assist both the neighborhood and the City in prioritizing, focusing improvement efforts, and engaging broader public input, a strategic plan was developed by Glenn Harbeck Associates. In November 2003, the Greensboro City Council adopted the Strategic Plan for the Aycock Neighborhood. Both the Aycock Traditional Neighborhood District Plan and the Strategic Plan for the Aycock Neighborhood are the foundation for the Summit Avenue Corridor Plan.

The Corridor Plan

The Summit Avenue Corridor Plan is the next step in planning improvements for the neighborhood. The corridor plan includes three components: physical improvements, zoning/land use recommendations and a market/real estate analysis. The corridor plan was conceived as a final planning effort prior to implementation of physical improvements. There was also an underlying emphasis that the generated plans be based on existing physical conditions, traffic analysis and incorporate the findings from the market analysis and respond to the neighborhood as part of a citywide zoning/land use matrix. The Summit Avenue Corridor Plan was also coordinated with planning for the War Memorial Stadium renovation.

Public Process

To receive citizen input on all aspects of the corridor planning effort, the planning team, assisted by City of Greensboro staff, held three well attended public input sessions and multiple small group (neighborhood representatives, business representatives and City staff) and individual interviews. (Appendix B Summit Avenue Plan Participants) After each public meeting, the neighborhood website was updated with the information shared at each meeting. At the initial session, the intent and boundary of the plan was described, the objectives outlined in the Strategic Plan were reiterated as the foundation for the corridor plan, and a review of observed issues was presented.



The second session included a presentation of the market analysis, traffic analysis and zoning/land use analysis. Design options for Summit Avenue and Yanceyville Street were discussed in two break-out groups. In those groups there was discussion about the differences between the Corridor Plan proposals and the designs in The Aycock Traditional Neighborhood District Plan. There was extensive discussion about the need to create a plan that could be implemented. There was an overall understanding by the participants that this plan needed to reflect real world constraints.

The expressed preferences expressed in the second meeting are reflected in the final plans. In the final public session the format allowed residents to talk to the consultant team individually over an extended time period regarding all three aspects of the proposed plan. The public comments at the final session were overwhelmingly supportive of the proposed plan.



PHYSICAL CONDITIONS ANALYSIS AND DESIGN RECOMMENDATIONS

Physical Conditions Analysis

Summit Avenue

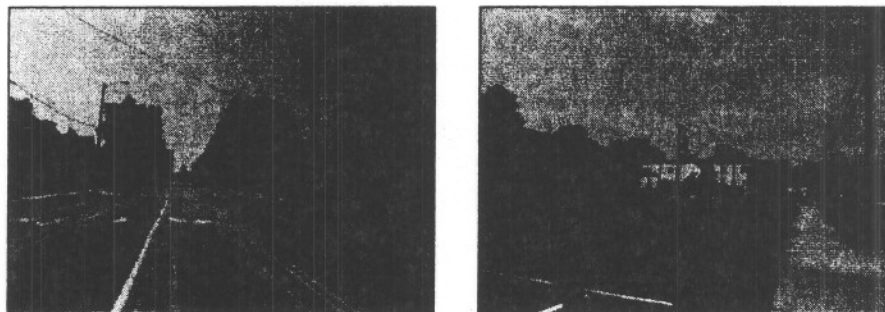
Summit Avenue has historically been a majestic avenue. The following are components of the street that reinforce its historic character and enhance its visual quality:

- Architectural character and scale of the historic structures
- Building setbacks with generous front yards
- Some existing large shade trees on private property
- Generous sidewalks on both sides of the street
- Granite curbs
- Sternberger Park



The following aspects of the street deter from Summit Avenue's design quality:

- Four lanes of asphalt and a significant number of vehicles that exceed the speed limit
- Utility poles, located immediately behind the curb
- Newer buildings without any historic architectural character or consistent setbacks and parking in the front yard
- Lack of consistent street tree plantings
- Some poorly maintained buildings and empty lots
- There are no clear markers that signal arrival into the neighborhood





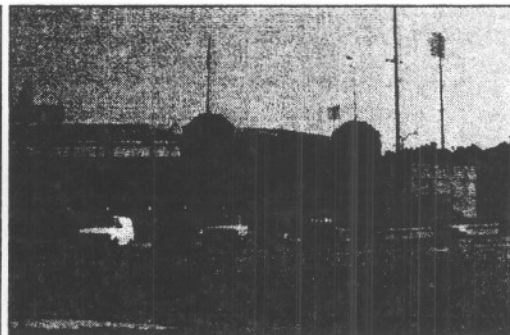
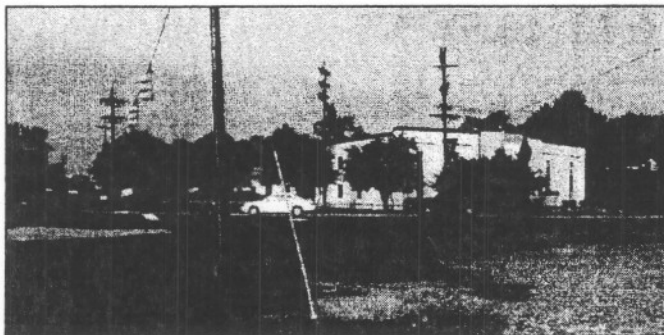
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Yanceyville Street

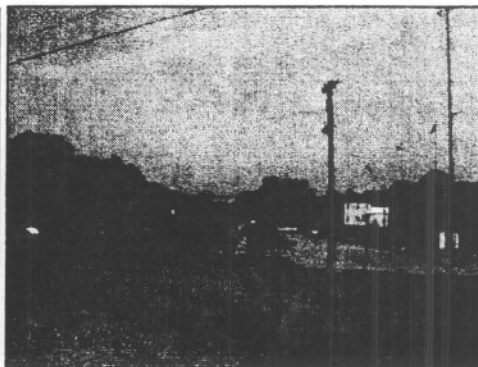
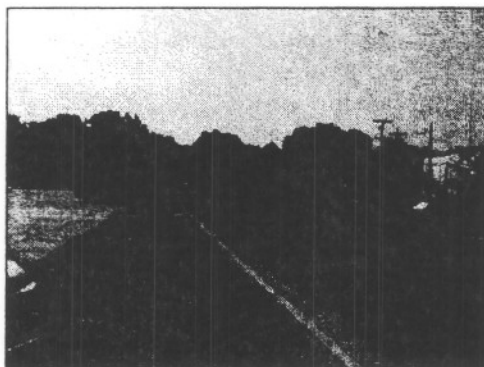
Yanceyville Street has a very different character from Summit Avenue. The following are the positive aspects of the street:

- War Memorial Stadium and the Farmers Market create a potential focal point of activity.
- Existing medians and low brick walls mark the entrance to the neighborhood from Summit Avenue
- Yanceyville Street serves as a connector street for the neighborhood



The elements on Yanceyville Street detract from the character and quality of the street:

- Civic facilities are the only buildings that "face" the street
- The street is very wide
- When they are not being used the civic facilities, stadium and Farmers Market create a dead zone with very little pedestrian activity
- The continuous asphalt from the back of the curb to the façade of the War Memorial Stadium building detracts from the character of the building and the character of the street
- There is a lack of street trees
- There are no clear markers at Lindsay Street or Bessemer Avenue that signal arrival into the neighborhood





The Analysis Map graphically depicts the design opportunities and constraints on Summit Avenue and Yanceyville Street (see Figure 5).

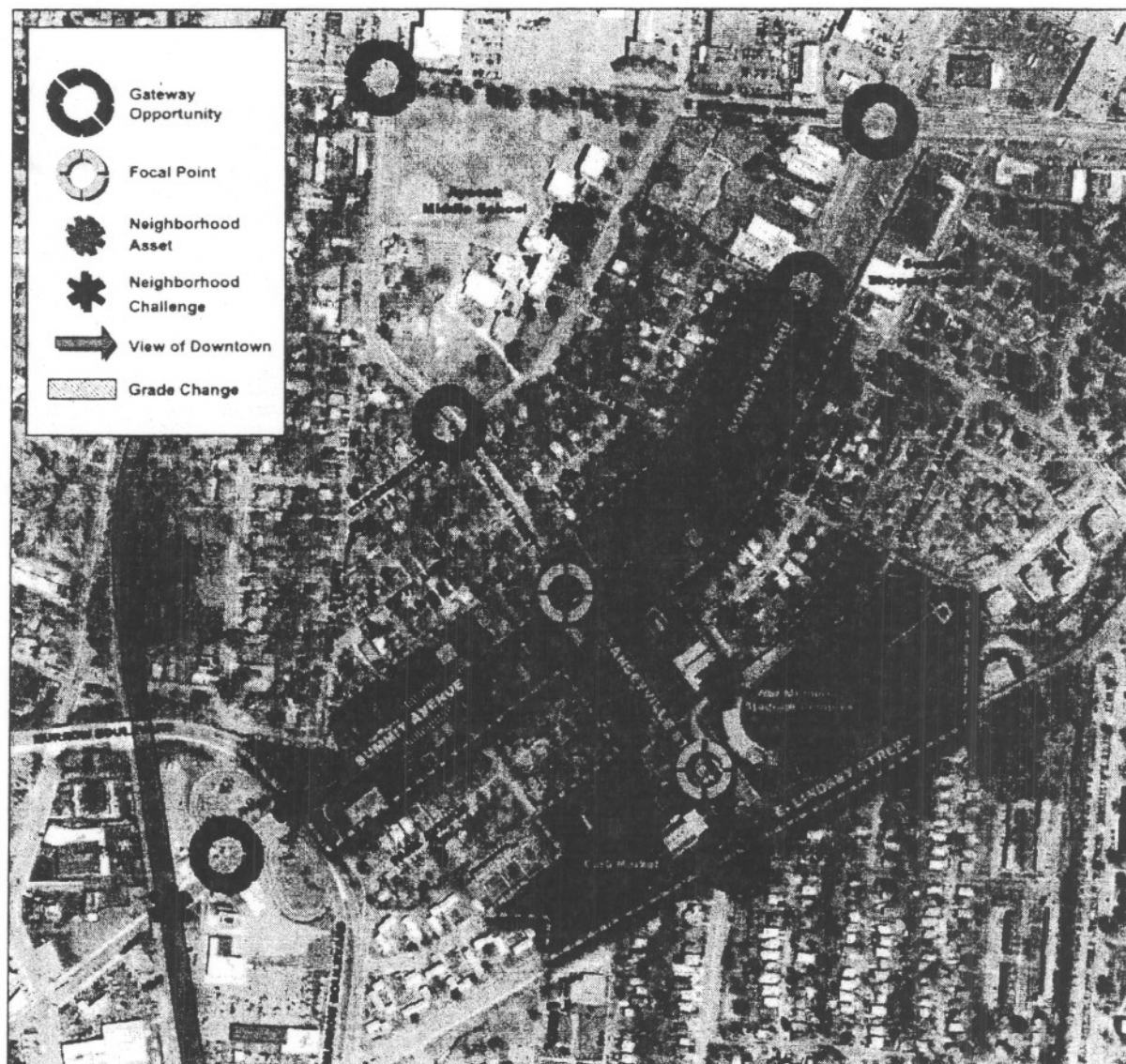


Figure 5: Site Analysis Map



Traffic Analysis

Conducting a traffic analysis of Summit Avenue and Yanceyville Street is essential to determining the real-world constraints of any design proposals. Execution of this traffic study was a recommendation contained in the Strategic Plan. Since Summit Avenue is currently classified as a Major Thoroughfare and provides a crucial link from Wendover Avenue (including a grade separated interchange at this location) to Downtown Greensboro, understanding the potential ramifications of any road improvements on area traffic volumes is an essential part of the corridor plan. The traffic analyses included the Summit Avenue Corridor between Sullivan Street and Charter Place as well as the Yanceyville Street Corridor between Cypress Street and Lindsay Street. Along with these corridors, the following signalized intersections were analyzed: Sullivan Street / Summit Avenue, Yanceyville Street / Summit Avenue, and Lindsay Street and Dudley Street / Yanceyville Street. The unsignalized intersections of Dewey Street / Summit Avenue, Charter Place / Summit Avenue, and Cypress Street / Yanceyville Street were also included in the study. Traffic counts were conducted for each intersection during the AM, Noon, and PM peak hours by both SEPI Engineering and the City of Greensboro Department of Transportation.

Traffic Analysis of Existing Conditions

- Existing 2005 capacity analyses were examined for each of the intersections using existing traffic volumes, existing geometric configurations, and existing signal timings (where applicable).
- Each signalized intersection operated at an overall acceptable level of service (LOS D or better per NCDOT standards) and delay value during the 2005 AM, Noon, and PM peak hours (Table 1 in Appendix A).
- Each movement of the analyzed unsignalized intersections operated at an overall acceptable level of service and delay value during the 2005 AM, Noon, and PM peak hours (Table 1 in Appendix A).

The analysis of existing conditions demonstrated that Summit Avenue and Yanceyville Street are presently functioning within acceptable standards. Though Summit Avenue and Yanceyville Street (and all associated intersections) are currently operating at acceptable levels of service, excessive speeds along both corridors were noted by neighborhood residents as well as the consulting team causing concerns for corridor wide safety.

Traffic Analysis of Future Conditions

- Future "No-Build" 2015 capacity analyses were examined for each of the intersections using projected 2015 traffic volumes, existing geometric configurations, and existing signal timings (where applicable).
- Each signalized intersection is projected to operate at an overall acceptable level of service (LOS D or better per NCDOT standards) and delay value during the 2015 AM, Noon, and PM peak hours (Table 2 in Appendix A).



- Each movement of the analyzed unsignalized intersections is projected to operate at an overall acceptable level of service and delay value during the 2015 AM, Noon, and PM peak hours (Table 2 in Appendix A).

Traffic Analysis of Proposed Road Improvements

- The traffic impacts were analyzed for two proposed improvements: the construction of medians along Summit Avenue and the narrowing of Yanceyville Street to two lanes. The analyzed design proposals were either: 1) proposed in the Aycock Neighborhood District Plan, 2) proposed as part of the Summit Avenue Corridor Plan, or 3) proposed by public participants in the Public Meetings. The design proposals did not negatively impact 2005 existing or 2015 projected levels of service.
- The first proposed improvement consisted of the construction of medians along Summit Avenue within the existing 10 foot center turn lane. Left-turn bay lengths were determined via individual intersection analyses (Table 4 in Appendix A).
- The second proposed improvement consisted of the narrowing of Yanceyville Street from a four-lane divided facility to a two-lane divided facility with limited on-street parking and a bicycle lane (to be included as part of the Yanceyville Bike Route). With the "road diet" in place, the southbound movement at the intersection of Yanceyville Street / Lindsay Street & Dudley Street should include an exclusive left-turn lane, an exclusive through lane, and an exclusive right-turn lane (Table 3 in Appendix A). The north and southbound Yanceyville Street movements at Summit Avenue should include a shared through/left-turn lane and an exclusive right-turn lane (with 100 feet of storage) in both directions.

Traffic Analysis of Alternatively Considered Road Improvements

- Three additional design improvements were suggested including: 1) narrowing Summit Avenue, 2) rerouting traffic from Summit Avenue onto alternate facilities, and 3) allowing "off peak" on-street parking. Each alternate design proposal was considered, but had a significant negative impact on the existing or proposed level of service and was therefore considered unfeasible.
- The narrowing of Summit Avenue was deemed inappropriate due to several factors:
 - Synchro and SimTraffic analyses conducted for the Summit Avenue Corridor project failing conditions during the 2015 AM, Noon, and PM peak hours.
 - Average daily traffic (ADT) volumes along Summit Avenue total 16,000 vehicles per day. According to a study conducted by the Florida Department of Transportation (based upon information found in the Highway Capacity Manual and collected data), the capacity for a major city/county two-lane arterial is surpassed when average daily traffic volumes exceed 14,600 vehicles per day. Therefore, narrowing Summit Avenue from a four-lane facility to a two-lane facility will cause Summit Avenue to operate over capacity.
 - Summit Avenue is currently classified as a Major Thoroughfare and acts as a major route for vehicles traveling from Wendover Avenue to Downtown Greensboro.



- Rerouting traffic from Summit Avenue onto other facilities was deemed inappropriate. Summit Avenue contains a grade separating interchange with Wendover Avenue and adequate capacity to handle the traffic volumes projected for 2015. Should traffic be rerouted from Summit Avenue onto an alternative corridor, the cost for upgrading the alternative facility to match the current capacity provided along Summit Avenue would be too extensive. Additionally, the traffic added to the alternate facilities would change the nature of those facilities and funnel vehicles through existing neighborhoods.
- Allowing "off-peak" hour parking is not recommended along Summit Avenue due to the minor fluctuations in traffic volume throughout the day. Traffic volumes do not deviate from the peak hours by more than 15% during the time span from 11:00 a.m. to 6:00 p.m. Consistent heavy traffic flow during the day will result in large delays and queue lengths as parking maneuvers are attempted.

Design Recommendations

The following design recommendations are intended to address the challenges described in the previous analysis section. The design recommendations are also reflective of the analysis and recommendations developed for the zoning and regulatory framework and the market study. Implementation of the design recommendations is the next step in the process. Refer to the Implementation section on page 22 for specific strategies and Appendix C: Cost Estimates.

As stated in the Strategic Plan and reiterated by citizens at the public meetings, Summit Avenue is of primary concern for the residents of the neighborhood. As the front door of the community, it should positively represent the residents. Design improvements proposed for Summit Avenue are a series of improvements that, when added together, restore a sense of history and unity to the street while also creating a more pedestrian friendly environment (Figure 6). In addition to the design recommendations, there are some real-world conditions such as the lack of any storm water system in the street that will need to be addressed during any implementation scenario.

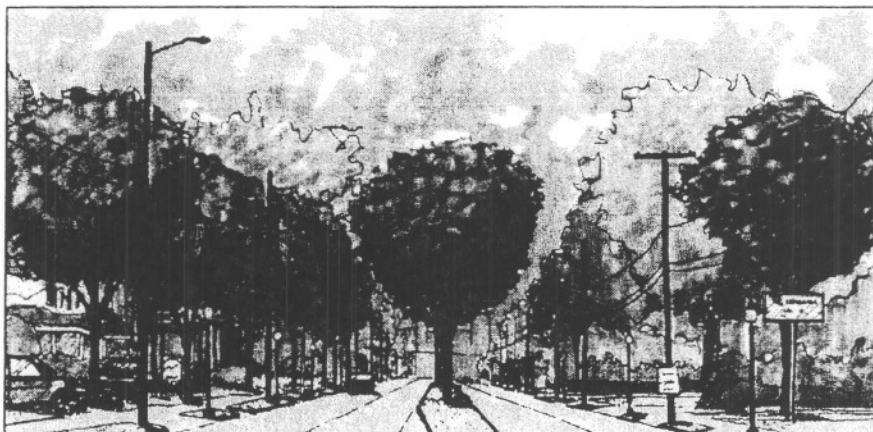


Figure 6: Proposed Improvements for Summit Avenue - Perspective



Summit Avenue Corridor Plan

City of Greensboro
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Proposed Design Improvements for Summit Avenue (Figures 7, 8 and 9)

- Encourage infill development that reinforces the street's architectural edge, reflects the historic character of the neighborhood and strengthens the economic health of the neighborhood.
- Create a median with street tree planting and "period" street lights to enhance the streetscape for pedestrians and vehicles and to calm traffic. The neighborhood preferred a vase-shaped tree type such as a disease resistant American Elm or a Zelkova.
- Create gateway features that signal entrance into the neighborhood and reflect the history and character of the neighborhood.

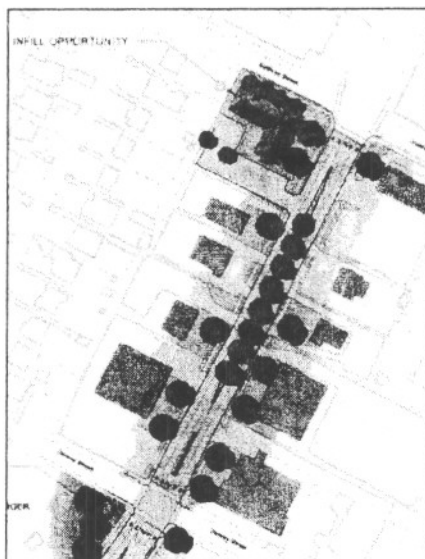


Figure 7: Proposed Improvements for Summit Avenue – Plan View

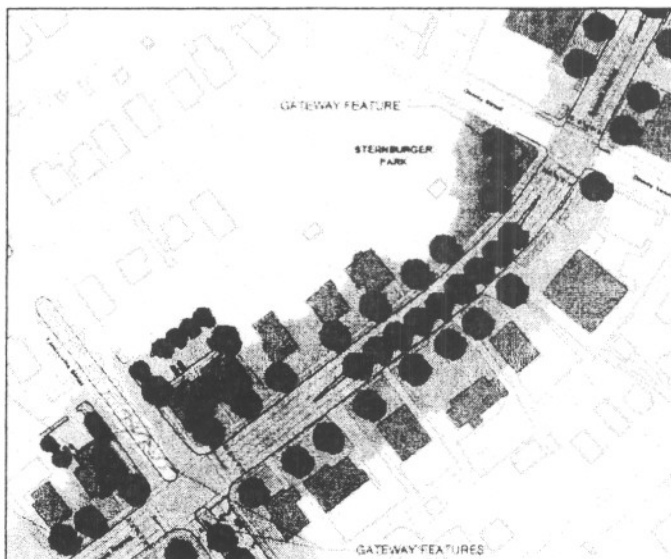


Figure 8: Proposed Improvements for Summit Avenue – Plan View

- Plant shade trees in front yards to unify the street with a consistent green edge along the street and to reduce the visual impact of overhead utility lines. The neighborhood preferred a vase-shaped tree type such as a disease resistant American Elm or a Zelkova, the same type of tree planned for the medians.
- Add period light fixtures along the street to enhance the pedestrian environment and a better illuminated pedestrian system.
- Add crosswalks at each intersection and extend the medians at Yanceyville to provide pedestrian refuges.



- Work with Duke Power and other utility providers to eliminate any unused wires and potentially bury wires that cross the street. Removing the utility poles and relocating wires underground is not included in these recommended design improvements. The cost for burial is prohibitively costly. Some attendees at the public meetings have expressed a desire to continue a dialogue with Duke Power to explore opportunities for the provider to relocate the lines.



Figure 9: Proposed Improvements for Summit Avenue – Plan View

As the War Memorial Stadium is renovated and the Farmers Market is expanded, Yanceyville Street will become a primary entrance into the Aycock Neighborhood for visitors. It will also continue to serve as a connector for portions of the neighborhood on either side of Summit Avenue. Traffic volumes on Yanceyville Street, both existing and projected, are such that the road can be narrowed by a "road diet". Reducing the road width will transform a barren uninviting street into a pleasant pedestrian environment. Additional design improvements will reinforce the pedestrian experience.



Proposed Design Improvements for Yanceyville Street (Figures 10, 11 and 12)

- Give the street a road diet to reduce the size from four lanes to two lanes.
- Include bicycle lanes in the road design to connect to the existing Yanceyville Bike route and as part of the citywide bicycle-planning network.
- Create gateway features that signal entrance into the neighborhood and reflect the history and character of the neighborhood.

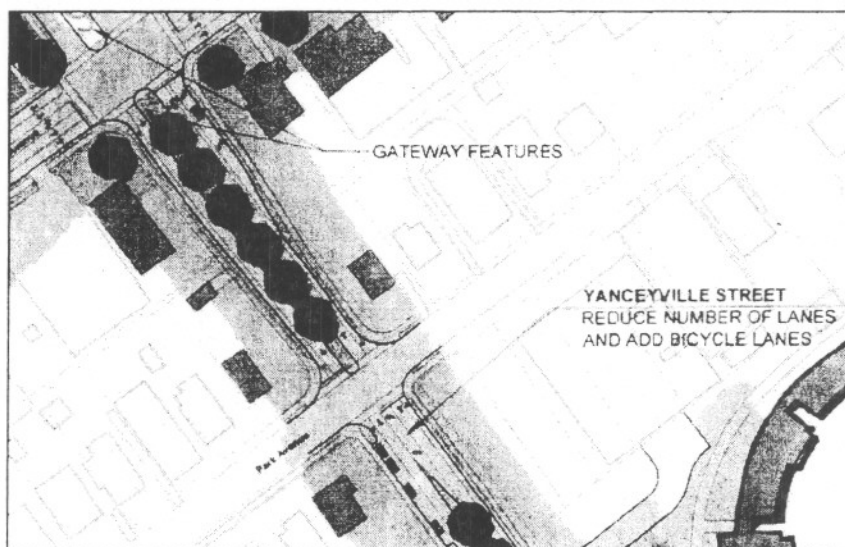


Figure 10: Proposed Improvements for Yanceyville Street – Plan View

There is a separate concurrent plan addressing renovations of the War Memorial Stadium. The following proposed design improvements are included in the stadium plan and this plan.

Proposed Design Improvements for the War Memorial Stadium and Farmers Market

- Unite the stadium and the Farmers Market within a park setting.
- Remove vehicular access at the front of the stadium to create a multi-use public plaza.
- Add an outdoor garden market to the Farmers Market to increase curb appeal and visibility. Remove Parks and Recreation vehicle parking from the rear of the market building to expand parking for market patrons. Improve the interior facilities of the Farmers Market to expand options for food sales.
- Use the former Veterans of Foreign War (VFW) site at the intersection of Homeland Avenue and Yanceyville Street as an opportunity to support or expand the Farmers Market (expansion of the market on its present site is not possible because it is in the 100-year floodplain). Highest priority should be given to plans that expand the market



and/or plans that support the market uses. Some portion of the VFW site could also be used for housing after any market expansion is accomplished.



Figure 11: Proposed Improvements for Yanceyville Street – Plan View

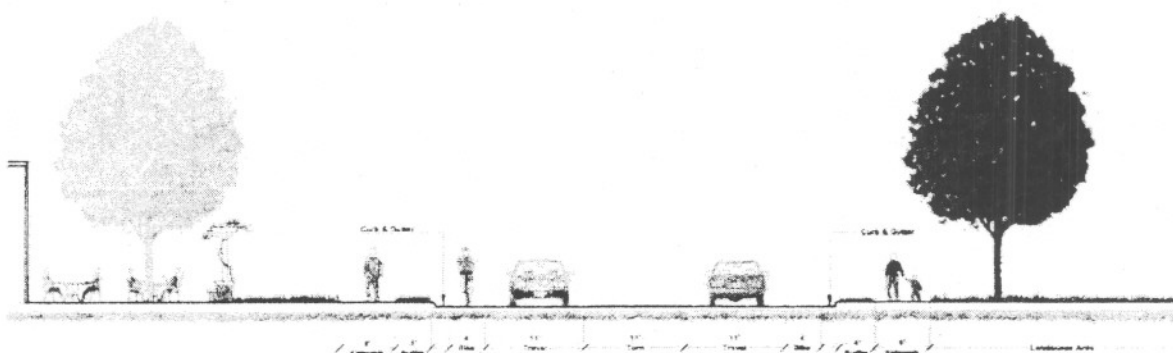


Figure 12: Proposed Improvements for Yanceyville Street at the Farmers Market – Cross-Section



Other Proposed Design Improvements, Beyond the Specific Plan Area

- Connectivity to Downtown continues to be a very important goal. Improved connectivity would encourage the revitalization that is taking place Downtown to continue up Summit Avenue. The neighborhood would be viewed as part of Downtown rather than a neighborhood that is located near downtown. Thus greater connectivity with downtown could have a profoundly positive impact on the economic stability of the neighborhood. If technically feasible, reconfiguring the Murow Boulevard/Summit Avenue intersection to create an on-grade intersection (as described in the Aycock Traditional Neighborhood District Plan) is highly desirable. In the interim or if redesigning the intersection is not feasible, multiple steps can be taken to improve the passage between the neighborhood and Downtown.

Work with the railroad company to improve the lighting under the railroad underpass and clean broken glass and pressure wash area to create a more hospitable pedestrian environment.

Study the area to generate redevelopment scenarios for the property abutting Summit Avenue from the Murow Boulevard ramps to the museum. Concurrently develop design scenarios for streetscape improvements in the area.

- The neighborhood should embark upon a branding effort. The branding effort would generate a neighborhood logo to be used on banners and on the neighborhood web site. The brand should enhance the unique characteristics of the neighborhood. The effort would solidify the neighborhood's image of itself and distinguish the neighborhood within the City as a whole.
- There are improvements for Yanceyville Street north of Summit Avenue that are important components of the planned neighborhood improvements.

Improve the streetscape in front of the Aycock Middle School, by relocating the existing fence along Yanceyville Street so that it is set back from the right-of-way 20 feet creating adequate space for street tree plantings along the street.

Continue to investigate the development of a roundabout at the intersection of Cypress Street and Yanceyville Street to slow traffic and alleviate site distance problems. The initial layout completed by Greensboro Department of Transportation demonstrates that a roundabout would not negatively affect the existing front yards of the houses located at that intersection.

It is recommended that a "road diet" and bicycle lanes also be included in this section of Yanceyville Street. The bicycle facilities from Lindsay Street to Bessemer Avenue will be part of the Yanceyville Street bicycle route.



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- Improvements on Lindsay Street along the War Memorial Stadium need street trees and other planting on the slope between the sidewalk and the parking lot which will create a green edge to the park.

Other Issues that Continue to Affect the Neighborhood

Crime was identified as an issue in the Strategic Plan for the Aycock Neighborhood. If crime becomes a significant issue in the neighborhood, it could jeopardize the revitalization momentum. Improvements to the physical environment of the neighborhood are only one aspect of creating an economically and socially strong community.

Implementation Recommendations (Tables 1, 2 and 3)

Implementation of the proposed design recommendations is very dependant upon the projected cost of the improvements. Proposed improvements that can be divided into multiple phases and cost less than \$75,000 could be funded through Municipal Service District (MSD) Funds. Larger, more complex, more expensive projects that cannot effectively be broken into phases will have a longer-term implementation scheme because they will have to be funded through bonds or a combination of bonds and other federal and state funding programs. The City of Greensboro currently has no other funding source for road improvement projects. Some proposed improvements are included in two time frames because they will include multiple projects implemented over a longer period of time such as the gateways. It is anticipated that short-term will be implemented in 1-3 years, mid-term 3-5 years and long term 5-7 years.

Table 1: Short-Term Implementation,

Proposed Improvement	Responsible Party	Funding Source
Regulatory Changes	City of Greensboro, Planning Dept.	NA
Planting Street Trees on Private Property on Summit Ave	Neighborwoods and The Aycock Neighborhood	MDS, Neighborwoods, Greensboro Beautiful, City's Small Projects Fund
Design and Construction of Gateway Features	City of Greensboro and The Aycock Neighborhood	MSD, State Grant for Pubic Art, Greensboro Beautiful, City's Small Projects Fund
Neighborhood Branding	The Aycock Neighborhood	MSD
Infill Development on Summit Ave	Private Developers	Private Funding
Remove extra utility wires	Duke Power, Coordinated by City of Greensboro Dept. of Transportation	NA
Clean-up, Add Lighting to RR Underpass	RR, Coordinated by City of Greensboro Dept. of Transportation	Operating Budget



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Table 2: Mid-Term Implementation

Proposed Improvement	Responsible Party	Funding Source
Design and Construction of Gateway Features	City of Greensboro and The Aycock Neighborhood	MSD, State Grant for Public Art, Greensboro Beautiful, City's Small Projects Fund
Yanceyville St. and War Memorial Stadium Improvements	City of Greensboro Parks and Recreation Dept.	2006 Bonds
Improvements/Expansion of the Farmers Market	City of Greensboro Parks and Recreation Dept.	Operating Budget
Infill Development on Summit Ave.	Private Developers	Private Funding

Table 3: Long-Term Implementation

Proposed Improvement	Responsible Party	Funding Source
Road Improvements on Summit Ave. Medians, Storm Sewer, Lights	City of Greensboro Dept. of Transportation	Future Bonds
Improvements/Expansion of the Farmers Market	City of Greensboro Parks and Recreation Dept.	Future Bonds
Infill Development on Summit Ave.	Private Developers	Private Funding
Murrow Blvd. Redesigned to an On-Grade Intersection with infill Development	City of Greensboro Dept. of Transportation and Private Developers	Future Bonds and Private Funding



MARKET STUDY: FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

A market study has been prepared as part of the Summit Avenue Corridor Plan. Copies of the full market study can be obtained from the City of Greensboro. The following provides a brief summary of the market study.

Findings

The area covered in the market study comprises an area much larger than the Corridor Plan area; an approximately 1,000-acre area (1.6 square miles) in the northeast sector of Greensboro has been researched and analyzed in this market study. The area includes such important centers as the historic War Memorial Stadium, the Greensboro Farmer's Market, Sternberger Park, and Aycock Middle School.

Four Greensboro neighborhoods are within the Market Area, including the Aycock/Summit Avenue, Cone Mills, Rosewood, and Cumberland neighborhoods. To the immediate southwest of the Market Area is the Greensboro Central Business District (CBD), to the west is Cone Hospital, and to the south is North Carolina A&T State University – all major employment centers.

The market area includes an estimated 1,860 occupied housing units, a population of 3,776, and more than 2 million square feet of non-residential building space.

Demographically, the market area population is primarily black (49 percent), with 40 percent of the population white, and 11 percent other. The age distribution of this population generally mirrors the City's, except for a disproportionately high number of persons in the 18 to 24 age cohort, owing to the existence of the North Carolina Agriculture and Technical University (NC A&T) nearby. The average household income of the area is \$32,000, which is only approximately 60 percent of the city-wide average. About two-thirds of households are renter-occupied and one-third owner-occupied, which is the inverse of the city-wide renter/owner ratio. The high percentage of renter households is influenced by the college student housing that exists in the market area, but there are strong indicators that owner-occupancy is on the rise throughout the market area.

There is nearly 500,000 square feet of retail space in the market area, almost all of it within a 10-minute walk of all residents of the Summit Avenue Corridor area. This space is about evenly divided between "free-standing" retail and retail located in one of two older strip shopping centers, the Summit Shopping Center (120,000 square feet) and the Northeast Shopping Center (90,000 square feet). Both of these centers were built in the 1950's, have a varied tenant mix, and are oriented about equally to the local and drive-by markets. Area residents are desirous of more local-serving retail, including a good grocery store, in these centers. Turnover at these centers is higher than average, although both have reasonably good occupancy.

An estimated 6,500 persons are employed within the defined market area. Substantial additional employment – numbering in the tens of thousands – is at the periphery of the market and planning areas in the Greensboro CBD, Cone Hospital, and NC A&T.



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Four residential neighborhoods are located within the market area – Aycock/Summit Avenue, Cone Mills, Rosewood, and Cumberland. Each of these neighborhoods originated in the period around the turn of the 20th century to the 1920's. All of these neighborhoods have shown real estate value appreciation over the past ten years. Aycock/Summit Avenue, Cone Mills, and Rosewood have had value appreciation well above the city-wide average.

The Aycock/Summit Avenue neighborhood, which is the focus of the comprehensive planning effort, contains some of the finest historical architecture in Greensboro. Homes that were built at the end of the 19th century and into the early 20th century were owned by some of the most prominent residents of Greensboro. Queen Anne, Neoclassical Revival, Chateausque, Italian Renaissance Revival, and Craftsmen style designs are all well-represented here. Urban renewal and other influences of the mid-20th century through the 1980's caused serious demise in this neighborhood, but significant revitalization and reinvestment is now occurring. The Aycock/Summit Avenue neighborhood is again becoming a very desirable neighborhood.

Conclusions

Virtually all indicators – demographic, economic, and real estate – are positive in the market area. Real estate-wise the market area has had value appreciation that exceeded the city-wide appreciation between 1995 and 2005 by about 20 percent. In the Aycock/Summit Avenue area the real estate appreciation has been even greater at nearly 60 percent above the city-wide appreciation. This is expected to continue as reinvestment here has included only a portion of the housing stock. Also, even though values have appreciated here, they are still quite low at about \$80 per square foot, and have the potential for considerably more upside growth. Values for residential properties here that have undergone comprehensive renovation should average \$125 per square foot and higher in the next five years.

In terms of where the Aycock/Summit Avenue neighborhood is in the "revitalization life-cycle", a comparison with Greensboro's successful redevelopment area at Southside has been made. Relative to Southside, Aycock/Summit is a couple of stages ahead of the start-up phase that Southside was at 10 years ago. Aycock/Summit has an expanding single family home ownership market that is well on the upswing. The general market area here is stable, and moving upward. Critical mass is building and there is little risk that real estate values will move downward.

Infill development and redevelopment opportunities are currently present in the Aycock/Summit Avenue neighborhood. There is a market for new residential products here. It will be very important for any new projects to be well-done, targeted to the right market segments, and preferably primarily owner-occupied. A bigger and better critical mass of home ownership is needed here to broaden the appeal of the area and to firmly establish it as a Greensboro real estate submarket. Reaching a "critical mass" stage means that the revitalization process is basically unstoppable and cannot be reversed. At that point, an upward spiral begins to create a "buzz", increases the number of people on the streets, enhances real estate values, and makes the community feel safer.



Recommendations

There is opportunity for 100 to 125 new units of housing in Aycock/Summit, based on our assessment of the potential on vacant and underutilized sites, and a density estimate that is appropriate to the area. A variety of residential product types could work. Single family detached housing on small lots (3,000 to 6,000 square feet) is one option that is likely, low risk, and appropriate where small infill opportunities exist. On larger sites (one-acre and larger) townhouses could be appropriate, where three, four, or more units could be accommodated, including the necessary parking. Townhouses would serve a market demand, and on Summit Avenue could provide the scale to match some of the existing structures whose massing would be difficult to replicate in detached single family products.

Although predicting who will buy is an imperfect exercise, it is likely the target market buyer for products in Aycock/Summit will be different from some of the segments that are buying in Southside. Aycock/Summit will likely attract older buyers, above 30, both singles and couples, but with more couples and families. Aycock/Summit should also appeal to empty nesters and retirees, if new construction with elevators and minimal unit maintenance is offered. Downtown workers and employees of Moses Cone Hospital could be a particular target.

New construction should sell in the \$125 to \$150 per square foot range, so long as the selling price in current values is \$325,000 or less, as discussed following. Based on the market assessment prepared in the market analysis, townhouse and single family detached products could be built and sold for up to \$150 per square foot. The size range of these units would range from 1,300 to 2,400 square feet. Our research and comparables analysis suggests pricing from \$150,000 to \$325,000. It may be difficult initially to attract builders/developers to build in the \$250,000-plus range, but there is a market up to a ceiling of about \$325,000 for good quality new construction in that price range. That ceiling will rise as the market here matures.

To the extent that the area can increase the number of households with good buying power, the gap in local-serving retail will begin to be filled. But this will take time. This local-serving retail is a "follower" real estate product and getting more households with buying power must take place.

The Farmer's Market, located at East Lindsay and Yanceyville streets is an important resource for this area. It has the potential to become an even more prominent operation, which through promotional efforts could be expanded to become something larger to Guilford County and to the Aycock/Summit neighborhood.

Along with the addition of new local-serving retail, and as a part of the renovation activities and promotion of events at the War Memorial Stadium, located across Yanceyville Street from the Farmer's Market, a more high profile activity/entertainment center could be generated here. The Stadium's program includes not only a venue for baseball, but also function as a park and neighborhood gathering place, all of which benefit the Farmer's Market could contribute to and benefit from. Uses that would be compatible are restaurants, seasonal festivals, including arts,



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music, etc., and other entertainment activities. This area is a transitional zone area that connects with NC A&T, where large numbers exist for patronizing such entertainment activity.

Also, consistent with the objective of capitalizing on opportunities for adding housing to the area, the city should consider the recently-purchased VFW site adjacent to the Farmer's Market as a housing opportunity. This \pm 6-acre tract is strategically located in relation to the neighborhood to the north and the Stadium and Farmer's Market to the south. It could be an excellent housing opportunity and a land-use that would offer a better contribution and transition for the neighborhood than a parking lot, which is one alternative being considered for this land.

Another use that could be expanded that currently exists on Summit Avenue is office use. A number of medical and other professional offices are currently viable here and the market for more could be accommodated.

Walkability is one of the major attractions for moving in-town, and the city's contribution to attracting new housing and households can be in making walking as efficient, safe, interesting and pleasant as possible. Improvements to the pedestrian system and connectivity have been identified in the master plan recommendations, and these improvements can be among the most cost-effective revitalization investments made in this neighborhood.

One of the most important pedestrian improvements is to make a better connection from the Aycock/Summit neighborhood to downtown. It is only $\frac{1}{2}$ -mile, less than a 15-minute walk, to the center of downtown Greensboro from this neighborhood. The current access is very poor and unsafe, at least in perception. A new more attractive and more direct connection for pedestrians into downtown should be pursued by planners and the city. This would be a highly efficient and effective investment for the city. It would:

- Provide an attractive, direct connection to downtown, making the walk more pleasant and quicker.
- Clarify the close relationship and proximity between the Aycock/Summit neighborhood and downtown.
- Provide a transportation and recreational amenity for the neighborhood that will help sell housing and further investment in the neighborhood.



REGULATORY ANALYSIS AND RECOMMENDATIONS

Scope of the Regulatory Analysis and Recommendations

Section 1 begins by comparing and contrasting two Unwanted Futures and one Desired Future for the Summit Avenue Corridor, as might be expressed by the typical resident and property owner in the area. Opportunities to influence the future through regulatory tools become more apparent when seen in the context of these contrasting futures.

Section 2 examines the City of Greensboro's existing regulations as to the influence they have over private real estate investment, whether in the form of rehabilitation of existing properties or new construction. Particular attention is given to the permitted uses and development standards of existing zoning districts as set forth in the City's Unified Development Ordinance (UDO). Also included in the examination are the City's Historic District Design Guidelines, as applied through the Charles B. Aycock Local Historic District.

Section 3 sets forth several objectives intended to capture a consensus of opinion as to a desirable regulatory approach. These objectives may also be used as evaluation criteria for judging the merits of recommended alternatives.

Section 4 lays out a number of different options available for modifying the City's regulatory framework to achieve the stated objectives.

Section 5 chooses a recommended course of action from among the various alternatives available and identifies the necessary provisions to be included in any new regulations.

Section 1: The Unwanted Future and the Desired Future

The following futures attempt to capture the concerns, hopes and aspirations of area residents and property owners as they have been expressed over the course of several meetings held in the community.

Unwanted Future 1: The Ugly, Divisive, Intrusive Corridor

The first of two unwanted futures describes a continuation or worsening of existing conditions within the Summit Avenue Corridor. This future envisions Summit Avenue as an unattractive major thoroughfare that serves mainly to carry large volumes of traffic while dividing the Aycock Neighborhood in two. Investment in properties along the corridor is spotty, inconsistent and very slow.

Salient descriptors include:

- Summit Avenue as a physical barrier, splitting the Aycock neighborhood
- Rampant speeding; motorcycle drag racing
- Little sense of arrival into a special place—cars just race through
- Streetscape dominated by overhead wires, few sizable trees, eclectic signage, parking lots and cars



- Marginally invested, incompatible, poorly maintained properties
- Uses that generate outside lighting, noise, traffic, etc., incompatible with nearby residences
- Historic character lost
- Stagnant (or worse) neighborhood change

Unwanted Future 2: Big Brother (Burdensome Constraints on Investment)

The second of two unwanted futures focuses on how over-regulation could inhibit private sector investment in properties along the corridor. This future describes a heavy-handed, punishing approach to the review of new developments rather than public sector investment and an encouraging regulatory environment. Salient descriptors of this future include:

- Too many regulatory hoops to jump through
- Too few options allowed for use of property
- Excessive, discretionary development review
- Complicated regulations, difficult to understand and apply
- Investment in design inhibited by uncertainty of approval
- Investors go elsewhere to locations less difficult to gain approval
- Stagnant neighborhood change; potential decline

The Desired Future

The desired future describes an environment where existing property owners, new investors and the City of Greensboro are all working cooperatively toward common objectives. Regulations are predictable and effective in facilitating new development and rehabilitation that revitalizes the corridor, preserves the historic character of the area and allows for a good return on investment. Uses permitted along the corridor are compatible with residences to the interior of the block. Public sector improvements in the streetscape send a clear message that the City is a full partner in the continued resurgence of the area. This future describes a Summit Avenue Corridor where:

1. Properties fronting on Summit Avenue in the Aycock neighborhood:
 - Contribute to and benefit from the historic character of the neighborhood
 - Contribute to a noticeable sense of arrival and sense of place
 - Present an attractive "front door" for the residential areas interior to the block
 - Are good neighbors in terms of the activities they generate
 - Are subject to a regulatory environment that does not discourage investment
2. Public sector investments within the street right-of-way promote a high level of confidence in the private sector investment community.



3. The Summit Avenue corridor is transformed from a divisive barrier into a unifying element, drawing both sides of the Aycock neighborhood closer together.
4. Summit Avenue reclaims its rightful place as an important, aesthetically inviting entryway into downtown Greensboro from the north and northeast.

Section 2: Existing Regulatory Framework

This section focuses on the primary regulatory tool that the City of Greensboro employs to regulate development within the City and the Summit Avenue corridor in particular (the Unified Development Ordinance) particularly the zoning component of that ordinance. A second regulatory tool receiving attention in this section is the City's Historic District Program and Design Guidelines.

What Zoning Controls and What it Does Not

Traditionally, zoning has been employed by local governments like the City of Greensboro to regulate the use of land so as to prevent incompatible uses from locating next to each other (e.g. a factory next door to a residence). Zoning ordinances do this by providing a list of permitted uses within each zoning district. Zoning districts are then laid out on a map showing their occurrence within the community. In addition to permitted uses, other aspects of development that zoning typically regulates include minimum lot size, lot width, building setbacks and height, signage standards, landscaping and buffering, and off-street parking requirements. As enabled by the State of North Carolina there are normally few, or very limited, provisions in local zoning ordinances regulating building appearance or aesthetic design.

Current Zoning Designations of the Planning Area

The City of Greensboro's current zoning ordinance text and map are incorporated into the City's Unified Development Ordinance (UDO), in place since 1992. A portion of the City's zoning map, showing the zoning districts that apply within the planning area, is presented below (Figure 13). Excerpts from the UDO follow, describing the purpose of the several zoning districts. Other information about each district and its application within the planning area is then presented. The objective of this analysis is to better understand how the current zoning of the area may be influencing investment decisions within the Summit Avenue Corridor, with an eye toward how the City's development regulations might be changed to better serve the area.

The information provided in the pages that follow is not intended to be exhaustive. For complete information about the several districts and their particular requirements, consult the actual UDO (available on line at www.ci.greensboro.nc.us/planning/ordinance).

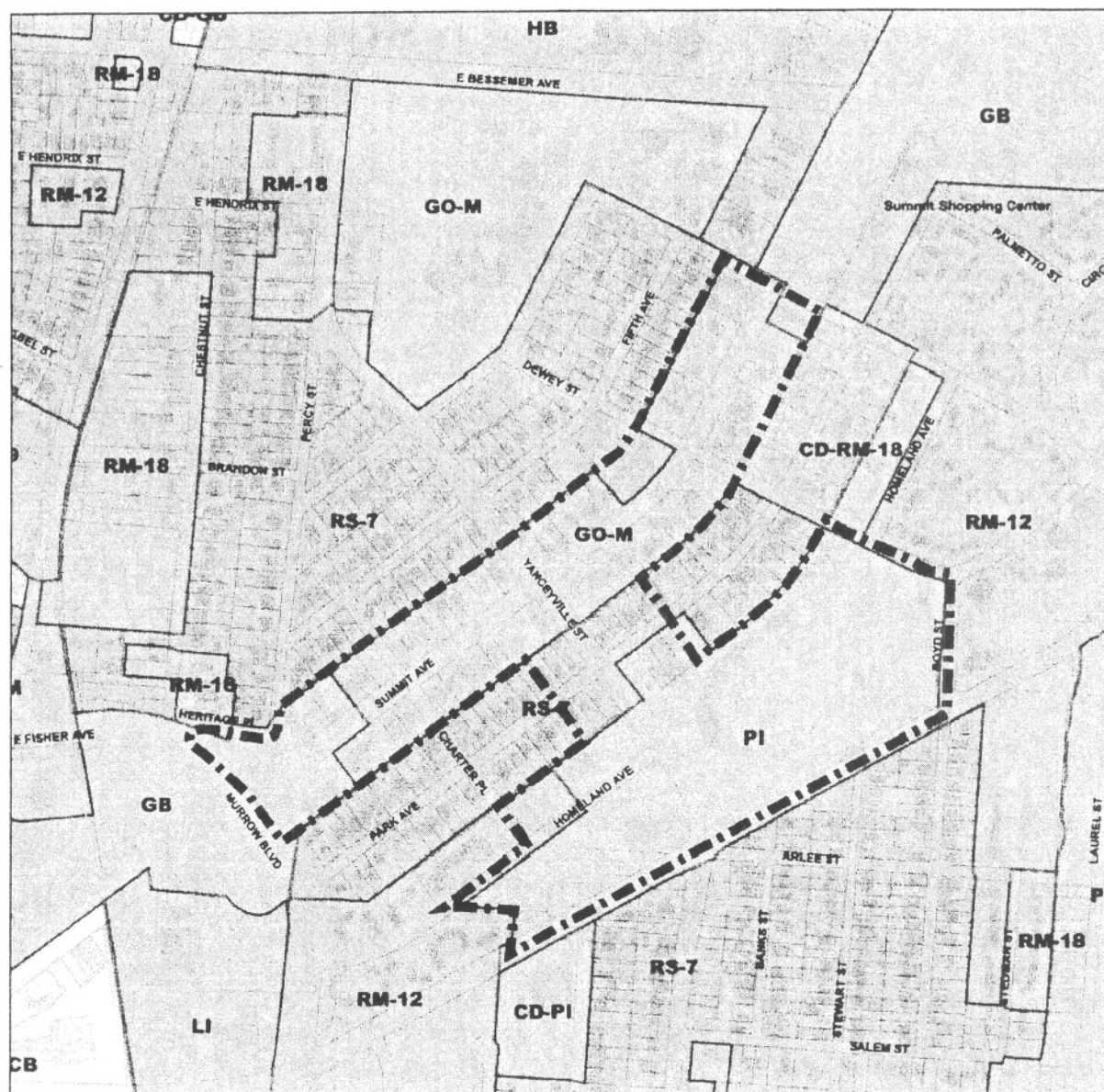


Figure 13: Existing Zoning Districts Map



General Office Moderate Intensity District (GO-M)

Statement of Purpose: The GO-M, General Office Moderate Intensity District is primarily intended to accommodate moderate intensity office and institutional uses, moderate density residential uses at a density of 12.0 units per acre or less, and supporting service and retail uses. (Article IV, Section 30-4-1)

■ *Area of Application of GO-M within the Planning Area:*

Most properties fronting on Summit Avenue within the Aycock Historic District, beginning just north of the Murrow Boulevard interchange and continuing northward to Sullivan Street have been designated GO-M General Office Moderate Intensity.

■ *GO-M Permitted Land Uses:*

Residential Permitted Uses in GO-M: The GO-M District allows for a relatively broad range of residential land uses. Among the permitted residential uses are single-family residential, two-family dwellings, multifamily dwellings (including condominiums), and townhouses. The district also accommodates boarding and rooming houses, and emergency shelters. The variety of residential uses, particularly including multi-family dwellings, are appropriate for this section of Summit Avenue, given the proximity of the area to downtown Greensboro and the amount of traffic carried by Summit Avenue each day.

Educational and Institutional Uses Permitted in GO-M: The GO-M District allows for a very broad range of educational and institutional uses including, for example: ambulance services, churches, schools, fire stations, libraries, museums, and nursing homes. With the exception of ambulance services and fire stations, most of these non-residential uses have hours of operation that do not extend into the late night hours-a positive attribute for non-residential uses adjoining residential uses. While none of these activities, based on land use alone, would be inappropriate for this section of Summit Avenue, nearly all would need to be limited in size as well as operation to be "good neighbors" to adjoining or nearby residences.

Business, Professional and Personal Services in GO-M: The GO-M District allows for a limited range of businesses deemed to be generally compatible with adjoining or nearby residential properties. Among the uses permitted are accountants, ad agencies, barber and beauty shops, architects and engineers, funeral homes, hotels and motels, insurance agencies, law offices, medical offices and labs, photography studios, stock brokers, tanning salons, and vocational schools. With the exception of hotels and motels, most of these non-residential uses have hours of operation that do not extend into the late night hours - a positive attribute for non-residential uses adjoining residential uses. As with the permitted educational and institutional uses, compatibility with nearby



or adjoining residences would depend upon the size as well as operating characteristics of these activities.

■ *Uses Permitted in GO-M With Development Standards:*

Some uses are permitted within the GO-M District provided that they can meet certain development standards. Examples include congregate care facilities, family care homes, group care facilities, private dormitories, homeless shelters, single room occupancy residences, day care centers, fraternities and sororities, financial institutions, veterinarians, and optical goods sales. As with the non-residential uses identified above, most of these specially identified uses have activities that do not operate in the late evening. Development standards for such individual uses are set forth in Section 30-5-2 of the City's UDO.

■ *GO-M Density and Dimensional Standards:*

Dimensional Standards for Single Family and Two-Family Residential in the GO-M: Table 30-4-6-3 of the UDO requires that single-family homes have a minimum lot size of 7,000 square feet while two-family homes must have at least 11,000 square feet. These requirements effectively preclude anything other than a single-family home from most lots in the 500 and 600 blocks of Summit Avenue (between Yanceyville and Murrow Blvd.) within the Aycock Neighborhood. North of Yanceyville along Summit, several lots would be large enough to qualify for a two-family home if a market existed for such residences.

■ *Dimensional Standards for Multi-Family Residential in the GO-M:*

The purpose statement for the GO-M District calls for residential development densities of up to 12 units per acre (43,560 square feet). Table 30-4-6-4 of the UDO, however, requires that the first three units of a multi-family structure be placed on a lot of at least 15,000 square feet with each additional unit requiring 3,630 more square feet. Thus, a townhouse or condominium project of 6 units would require 25,890 square feet, significantly more than the 12 unit per acre guideline. As more units are added to a project, the average square footage per unit declines. In doing so, these requirements effectively encourage larger projects on larger sites, both aspects of which run counter to the desire for infill buildings and sites of a compatible historic scale. Also, since most lots along the Aycock Section of Summit Avenue are not large, these existing requirements discourage investment in appropriately scaled residential development.



General Business District (GB)

Statement of Purpose: The GB, General Business District is primarily intended to accommodate a wide range of retail, service, and office uses. The district is typically located along thoroughfares in areas that have developed with minimal front setbacks. (Article IV, Section 30-4-1)

■ *Area of Application Within the Planning Area:*

Five parcels at the south end of Summit Avenue near the Murrow Blvd Interchange and one parcel at the intersection of Summit Avenue and Sullivan Street have been designated GB General Business.

■ *GB Permitted Land Uses:*

Residential Uses Permitted in GB: A review of the permitted use table of the UDO shows no accommodation in the GB General Business district for any form of traditional residential development such as single-family homes, duplexes, apartments, condominiums or townhouses. The GB district does allow for what it calls mixed developments, provided however, that they meet certain minimal development standards. (See section entitled Mixed Developments)

■ *Non-Residential Uses Permitted in GB:*

The GB General Business district allows for a very broad array of office, institutional, general business, retail and wholesale trade, as well as many other uses. In fact, it would be hard to think of a general business or general merchandise retail trade that could not be accommodated in the GB General Business zoning district.

Uses Permitted in GB With Development Standards: While the GB district does not accommodate traditional residential development, it does allow for a number of non-traditional residential uses, provided they can meet specific development standards. These uses include homeless shelters, single room occupancy conversions, and fraternity and sorority houses.

■ *Mixed Developments Permitted in GB With Development Standards:*

The Definitions section of the UDO defines mixed developments as, "a mixture of residential and permitted office and/or commercial uses in the GB, HB, SC, and CP Districts". Section 30-5-2.59 of the UDO sets forth the few special standards that must be met to place a mixed development on a GB zoned site:

1. **Residential Use Location:** No residential use(s) shall be permitted on or below the ground floor.



2. Percentage of Mix: Where residential and nonresidential uses are mixed in a principal building, at least twenty percent (20%) of the gross floor area shall be devoted to the permitted nonresidential office and/or commercial use(s).
3. Dimensional Requirements: Any building shall conform to the nonresidential dimensional requirements of the district in which it is located.

Thus, as applied to the Summit Avenue Corridor, an opportunity exists within the existing unified development ordinance to place residential uses above ground floor non-residential uses on sites at both the Murrow Avenue end as well as the Sullivan Street end of the planning area.

■ *Density and Dimensional Standards in GB General Business:*

Dimensional standards for developments in the GB General Business district are generally not restrictive. No maximum building height is specified in the district provisions. Businesses can be placed on lots with just 75 feet of street frontage. Further, while the minimum lot size is 12,000 square feet, non-conforming lots of record may be even smaller and narrower than these dimensions, provided that all setbacks can be met. (See Section 30-4-11.1 of the UDO)

Residential Single Family District (RS-7)

Statement of Purpose: The RS-7, Residential Single Family District is primarily intended to accommodate high-density single-family detached dwellings in developments where public water and sewer service is required. The overall gross density in RS-7 will typically be 5.0 units per acre or less. (Article IV, Section 30-4-1)

■ *Area of Application within the Planning Area:*

The RS-7 district is the most broadly applied zoning district in the historic Aycock Neighborhood. While properties within the RS-7 district do not front directly on Summit Avenue, all properties immediately to the rear of lots fronting on Summit Avenue are zoned RS-7. Of note, most properties on both sides of Yanceyville Street between Summit Avenue and the stadium area are also in the RS-7 zoning district. (These lots actually front on Park Avenue but their side yards adjoin the Yanceyville Street right-of-way.)



■ *Permitted Land Uses:*

Residential Permitted Uses in RS-7: The RS-7 District is focused almost exclusively on single-family residential uses. Emergency shelters are the only other residential use listed as being permitted by right.

Educational and Institutional Uses Permitted in RS-7: Fire stations and neighborhood police stations are the only institutional uses listed as being permitted in the RS-7 zoning district.

■ *Uses Permitted in RS-7 With Development Standards:*

Small (6-person) family care homes, maternal care homes and temporary shelters are permitted in the RS-7 zoning district, provided that they can meet the specific development standards set forth in Section 30-5-2.59 of the UDO.

■ *Uses Permitted in RS-7 With Special Use Permit:*

Clubs and lodges, and tourist homes (bed and breakfast inns) may be permitted in the RS-7 zoning district, upon issuance of a Special Use Permit which requires board review and approval.

■ *Density and Dimensional Standards of the RS-7 District:*

Dimensional standards for development in the RS-7 District appear to be appropriate for the Aycock neighborhood. While most corner lots would fail to meet the 70-foot minimum lot width, all such lots would be considered grandfathered under a non-conforming status. Interestingly, the maximum building height in the RS-7 district is 50 feet, easily allowing for three or even four story residences.

Public and Institutional District (PI)

Statement of Purpose: The PI, Public and Institutional District is intended to accommodate mid- and large-sized public, quasi-public, and institutional uses which have a substantial land use impact or traffic generation potential. It is not intended for smaller public and institutional uses customarily found within residential areas. (Article IV, Section 30-4-1)

■ *Area of Application Within the Planning Area:*

The Public and Institutional District applies to the entire Memorial Stadium property as well as the Farmer's Market site and VFW property across Yanceyville from the stadium. Of note, five lots on the east side of Park Avenue, closest to Yanceyville Street, are also included in the PI district.



■ *Permitted Land Uses:*

Educational and Institutional Uses Permitted in PI: The institutional purpose of the PI District is well supported by very broad range of institutions and public activities permitted by right within the district. These uses include schools of all kinds, auditoriums and stadiums, churches, fire and police stations, government offices, hospitals, libraries, museums, medical offices and laboratories, water treatment plants and outdoor events and gatherings of all kinds.

Residential Uses Permitted in PI: The PI District does not permit traditional residential uses. Among non-traditional uses, the PI District allows only private dormitories and emergency shelters by right.

■ *Uses Permitted in PI With Development Standards:*

The following are some of the uses allowed in the PI District, provided that they meet certain performance standards set forth in Section 30-5-2.59 of the UDO: congregate care facilities, day care facilities, fraternities and sororities, golf courses, group care facilities, public parks, and single room occupancy residences.

■ *Uses Permitted in PI with Special Use Permit:*

Correctional institutions, riding stables, shooting ranges, automobile parking (commercial), funeral homes, may be permitted in the PI zoning district, upon issuance of a Special Use Permit which requires board review and approval.

■ *Density and Dimensional Standards for the PI District:*

Dimensional standards for development in the PI District appear to be suitable for the mostly large-scale institutional-type uses that this district accommodates. The minimum lot size is about an acre. The height limit is up to 50 feet without additional setbacks. Buildings between 50 and 80 feet require 1 foot of additional setback for each additional foot of height. Above 80 feet no additional setback is required.



Historic Overlay District (HD)

Statement of Purpose: The HD, Historic Overlay District establishes regulations that will help maintain the historic integrity of certain areas within the City. These regulations are specified in Section 30-4-4 (Overlay District Requirements).

■ *Area of Application within the Planning Area:*

The extent of the Charles B. Aycock Historic District (as well as the Fisher Park Historic District) is shown on the Local Historic District Boundary Map (Figure 14). This overlay district works in tandem with the underlying zoning districts described above.

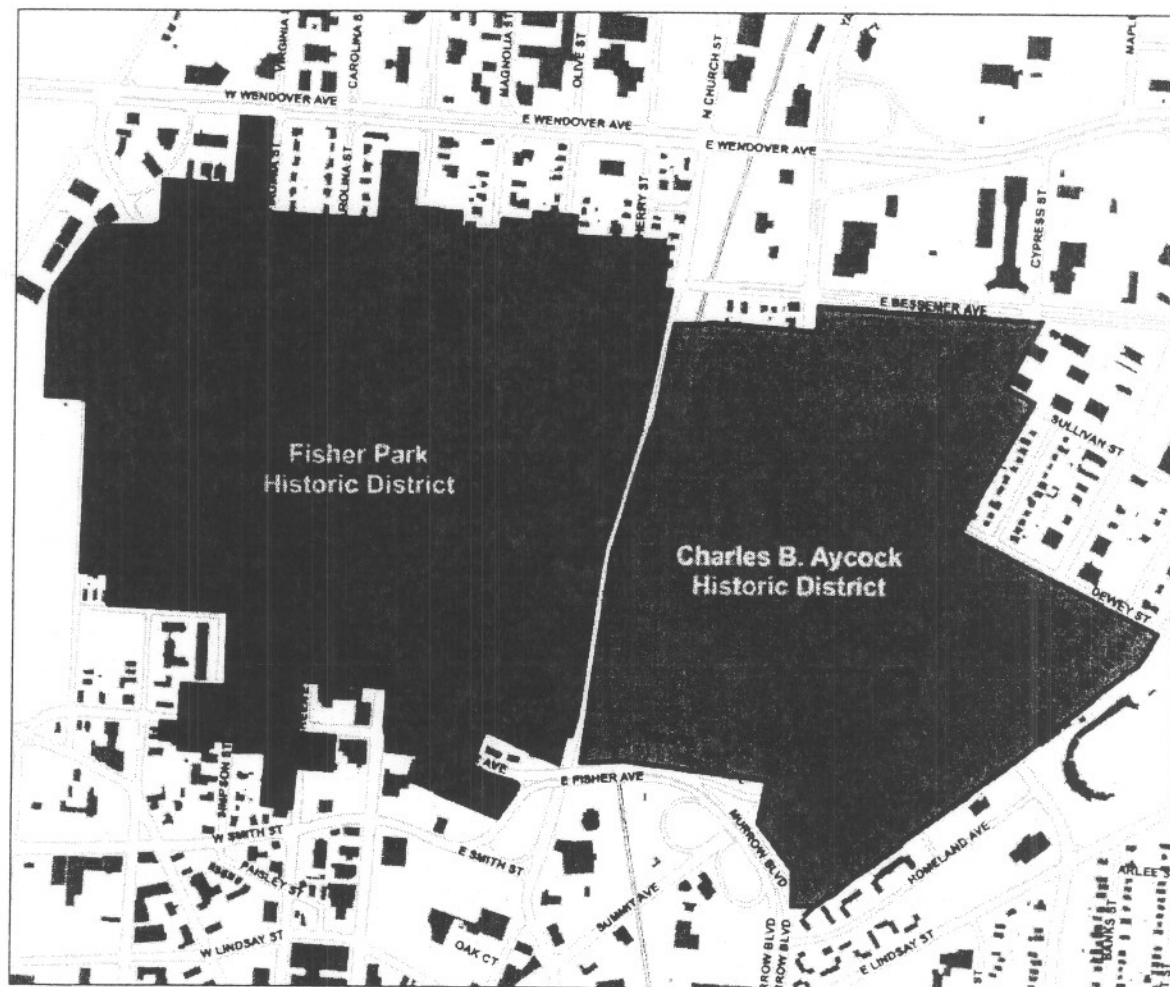


Figure 14: Fisher Park and Charles B. Aycock Local Historic District Boundary

*Historic District Design Guidelines*

As noted previously, zoning as enabled by the State, allows communities to control the location of land uses, and to set forth basic dimensional requirements such as lot size, building setbacks, and building heights. Historic district design guidelines, on the other hand, are specifically enabled to go further.

Under State law, locally designated historic districts may influence many aspects of building and development that zoning ordinances may not address. These other aspects include major design elements such as building mass, scale, and roof forms. Historic guidelines may also address smaller design elements that nonetheless have a significant impact on design compatibility: landscaping, walkways, driveways, lighting, exterior wall finishes, foundations and chimneys, windows and doors, porches, decks and patios, and many other design features.

How Historic District Guidelines Affect Private Development along Summit Avenue

New construction, rehabilitations and additions occurring on properties fronting on Summit Avenue must satisfy both the basic use and dimensional requirements of the underlying zoning district as well as the design guidelines of the Historic District Program Manual.

For properties located outside historic districts, requests for permission to undertake a new construction or rehabilitation project are usually approved by issuance of a building permit at the staff level. Within areas governed by an historic overlay district, however, project review and approval may require application and appearance before the Historic Preservation Commission (HPC).

In addition to a building permit, authorization to proceed requires the issuance of a Certificate of Appropriateness. Certificates of Appropriateness may be obtained from the City staff for "minor works" or from the Historic Preservation Commission (HPC) for major alterations. Table 4 shows examples of construction projects as they would normally fall into one or the other of these two categories. (For complete information, see the full *Historic District Program Manual and Design Guidelines*.)

Table 4: Project Examples on Private Property

<u>HPC Approval Required:</u>	<u>Eligible for Staff Approval</u>
Additions to buildings	Wooden storage buildings (back yard)
Changes to principal elevations	Fences
Construction of new buildings	Retaining walls (back yard)
New/expanding parking areas	Decks, patios, pools (back yard)
New driveways and walkways	Installation of HVAC (back yard)
Tree removal (healthy over 4" dbh)	Storm windows and doors



How Historic District Guidelines Affect Improvements within the Public Right-of-Way

Just as property owners must gain approval for their improvement projects on private property, so too must improvement projects within the public right-of-way, whether by public or private sector, have approval. Significantly, a major part of the Summit Avenue Corridor Plan involves substantial changes to the appearance and functional operation of Summit Avenue and Yanceyville Street.

The Historic District Design Guidelines specify the types of projects proposed within the public right of way that do not require a certificate of appropriateness and those that do. Examples of representative projects are provided in Table 5:

Table 5: Project Examples in the Public Right-of-Way

Certificate of Appropriateness Required	No Certificate of Appropriateness Required
Widening or realignment of streets	Pavement markings
Changes to granite curb and brick gutters	Street patching; no changes to granite curb and brick gutters
Construction of new sidewalks	Repair/replacement of sidewalks concrete curbs and gutters of same design
Construction of bicycle paths and walking trails	Replace above ground utilities, like kind
Addition of above ground utilities	

The design recommendations of this Summit Avenue Corridor Plan are consistent with the guidelines of the Historic District Program Manual as set forth for Streets, Sidewalks, and the Public Right-of-Way (See page 20 of the Manual). Key points of consistency include:

- Street patterns are being retained, restored and enhanced to better serve the historic pedestrian character of the area.
- Granite curbs and brick gutters are being maintained and undisturbed.
- The planting strip between the street and the sidewalk is being maintained and enhanced.
- No grading is being recommended that would change the topography of the public right of way.
- Street lighting of a human scale and design is being affirmed and enhanced.



How Historic District Guidelines Address Non-Contributing Structures

The *Historic District Manual and Design Guidelines* describe non-contributing structures as those buildings "that were built outside of the period of significance or are not compatible with the historic character of the district." They are "typically buildings 50 years or newer, ...have different setbacks than what is historically appropriate...and have architecture that is not in keeping with the district." (See pages 4 and 10 of the Manual) Of note, the Guidelines suggest that considerable flexibility be allowed when authorizing changes to non-contributing buildings. Changes that appear to be in conflict with the Guidelines may nonetheless represent a significant improvement in the appearance of a non-contributing structure, and may therefore be welcomed, as long as the overall intent of the Guidelines is being upheld. More important, is the neighborhood setting and any changes that would affect the historic charm of the streetscape and neighborhood.

How Historic District Guidelines Address New Construction

The guidelines suggest that several key principles be followed when designing new construction projects. These principles may be summarized as follows:

- *Site Planning* – Maintain the rhythm of building to open space along the street. Front the building properly to the street.
- *Building Shape and Massing* – Echo the massing of nearby structures. Use compatible roof forms and building shapes.
- *Scale* – Building scale should be consistent with nearby buildings of human scale
- *Height* – Approximate the height of nearby buildings; employ a raised foundation and taller (i.e., 9-10 foot) ceiling heights.
- *Fenestration* – Employ a historic pattern and arrangement of door and window openings. Avoid blank walls.
- *Landscaping* – Employ substantial landscaping to blend well with nearby established landscaping; incorporate existing trees, walls, and other features.
- *Parking* – Place parking to the rear of structures and screen it. Use planting strips and shade trees to break up paved expanses.

Note that most of these principles work very well with market preferences in today's real estate market; they should not appear to be onerous or constraining to astute project developers looking to undertake new construction within the Summit Avenue corridor.



Key Findings Concerning Existing Regulations

The following presents key findings of the regulatory analysis organized by the zoning districts currently applied within the Aycock Neighborhood:

GO-M District

- Residential permitted uses include single-family residential, two-family dwellings, multifamily dwellings (including condominiums), and townhouses. This broad range of single and multi-family uses is appropriate, given the proximity of the neighborhood to downtown Greensboro.
- Land uses not allowed in the GO-M District that could nonetheless provide a valuable service to the neighborhood (if properly designed and located) include a bakeshop, hardware store, newsstand, sit down restaurant, and similar activities.
- Neighborhood serving businesses like those mentioned above would be best located within convenient walking distance of most of the neighborhood at the more commercially oriented end of Summit Avenue, north of Yanceyville Street.
- Nearly all permitted, non-residential uses in the GO-M district have hours of operation that do not extend into the late night hours—generally a positive attribute for non-residential uses adjoining residential uses.
- Single-family homes must have a minimum lot size of 7,000 square feet; two-family homes must have at least 11,000 square feet. This precludes anything other than a single-family home from most lots in the 500 and 600 blocks of Summit Avenue (between Yanceyville and Murrow Blvd.) North of Yanceyville along Summit, several lots would be large enough to qualify for a two-family home if a market existed for such residences.
- The “sliding scale” square footage requirements for multi-family housing favor larger projects on larger sites with more units. These requirements run counter to the desire for infill buildings and sites of a compatible historic scale and may discourage investment in appropriately scaled residential development. Even so, there are some opportunity sites within the Planning Area that could accommodate multi-family housing of a greater scale. These sites occur at the north end of Summit Avenue (between Yanceyville and Sullivan Street) as well as within the Memorial Stadium area.



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GB General Business District

- Virtually any general business or general merchandise retail trade can be accommodated in the GB General Business zoning district. It is one of the broadest zoning districts available in the City.
- Traditional residential uses (single-family homes, duplexes, apartments, condominiums or townhouses) are not permitted in the GB District. The GB district does allow for what it calls mixed developments, but it is not clear whether that provision has received much attention or use.

RS-7 Single Family District

- The RS-7 district is the most broadly applied zoning district in the historic Aycock Neighborhood. While properties fronting directly on Summit Avenue are not within the RS-7 district, most other properties to the rear of lots fronting on Summit Avenue are zoned RS-7.
- The RS-7 District is focused almost exclusively on single-family residential uses. Certain types of group care housing are permitted with development standards. Bed and breakfast inns are permitted with a special use permit.

PI, Public and Institutional District

- The PI District allows a very broad range of institutional uses, including schools of all kinds, auditoriums and stadiums, churches, fire and police stations, government offices, hospitals, libraries, museums, medical offices and laboratories, water treatment plants and outdoor events and gatherings.
- The PI District does not permit traditional residential uses. Among non-traditional uses, the PI District allows only private dormitories and emergency shelters by right.
- Congregate care facilities, day care facilities, fraternities and sororities, golf courses, group care facilities, public parks, and single room occupancy residences are permitted in the PI district with performance standards

Historic Overlay District (HD)

- The City's Historic District Program Manual is suitably crafted to guide the preservation and rehabilitation of existing historic structures and the construction of appropriate new structures. The Manual is designed to work well with the underlying zoning districts.



- The restoration of the Summit Avenue Corridor through the Aycock neighborhood to its former "glory" will be dependent upon the level of investment interest that can be generated from the private sector.
- The facilitation of private investment requires a careful balancing of controls adequate to achieve preservation objectives while providing for the flexibility needed to create real estate products that are in demand in the marketplace.
- Discretionary review of projects by the Historic Preservation Commission is perceived by some developers/investors as too controlling, when compared to development sites not subject to historic district guidelines.
- The planning area contains a number of non-residential structures that were built decades after the original development of the neighborhood, but before the Historic District Guidelines took effect. Changes to these non-contributing structures are to be treated with considerable flexibility so long as they represent an improvement over the existing conditions on the subject property and maintain/do no harm to the neighborhood character.
- The Manual's guidelines for new construction appear to be very much in keeping with both the historic preservation objectives of the Historic District as well as consumer preferences in today's real estate development market. This bodes well for new investment in the corridor when the guidelines are appropriately applied.

Section 3: Recommended Objectives for a Modified Regulatory Framework

Before identifying alternatives for modifying the regulatory framework governing development in the Summit Avenue Corridor, it is useful to set forth several prevailing objectives. These objectives not only provide guideposts for generating alternatives, but may also be employed as evaluation criteria to determine the best approach overall.

Objective 1: Continue past and present efforts to affirm and protect the historic character of the Aycock Neighborhood.

Retention of the Historic District Program should be a priority as it applies to the section of Summit Avenue within the historic Charles B. Aycock Neighborhood. The Aycock Neighborhood stands among the greatest historic assets remaining in Greensboro. Much energy and effort went into establishing the district; that effort needs to continue.

Objective 2: Avoid adding complexity to the development review process. Rather, seek to simplify applicable regulations while retaining important safeguards.



The most effective regulatory changes will create an environment that is conducive to new development while protecting the investments of existing property owners. This means being wary of imposing additional requirements on top of the existing zoning controls and historic district guidelines. Intuitively, the best options will therefore tend to work best within the basic framework already in place (i.e., underlying zoning with historic guidelines). That said, there may be opportunities to work with the drafting of the new Land Development Ordinance (LDO) as it seeks to bring renewed order and consistency to the City's development regulations.

Objective 3: Allow for a compatible slate of land uses that positively reinforce each other and the particular section of Summit Avenue for which they are proposed; provide an attractive "front door" to the neighborhood, and allow for improved investment opportunities.

Changes to the existing regulatory framework should allow for a variety of land uses whose compatibility is determined in large measure by their physical design and operating characteristics. These land uses might include: single family detached homes, single family attached homes (i.e., multiple units in a single building), and appropriately scaled office, retail, and personal service uses. Special care should be taken to assure that permitted land use activities are compatible with the particular character of the block in which they are to be located. Much of the south end of Summit Avenue in the Aycock Neighborhood has a decidedly more residential character than the north end, for example.

Objective 4: Substitute performance standards for discretionary review whenever possible.

As noted in the regulatory analysis preceding, discretionary review authority by the Historic Preservation Commission is perceived by some developers as a hindrance to private investment, when compared to development sites not subject to board review. Performance standards differ from discretionary standards in that they do not require interpretation by a board of review. When up for review, the project either satisfies the performance standard or it does not. It is a black and white, yes or no decision, usually handled administratively at the local government staff level. Therefore, one objective of any regulatory modifications might be to look for opportunities to convert some discretionary guidelines to performance based standards.



Section 4: Identification and Evaluation of Alternatives

This section presents a summary of alternatives for changing the City's development regulations as applied to the Summit Avenue Corridor. In presenting these alternatives, two points are in order.

(1) Any recommendation that would pull the Summit Avenue Corridor out of the Charles B. Aycock Historic District was removed from consideration.

None of the proposed alternatives suggest that the street corridor be removed from the historic district. While this was given consideration early on as a means of encouraging private investment, it was removed from the list of possible actions as being totally contrary to Objective 1 concerning the City and neighborhood commitment to historic preservation. In the final analysis, options involving removal of the corridor from the historic district were addressed only in an introductory note to the table of potential actions.

(2) The recommendations set forth in this report have been framed with consideration for new zoning districts that may be proposed as part of the City's new Land Development Ordinance, currently under development.

As this plan was being prepared, the City's new Land Development Ordinance (LDO) was also under development. In fact, the process of preparing the new LDO will likely continue for quite some time. Preparing this plan while the new LDO rewrite was underway presented both an opportunity and a challenge to the consulting planner. The opportunity was in being able to "get in on the ground floor" on some of the objectives for the new ordinance. The challenge, on the other hand, was in having to work with draft sections of an ordinance that were still very much in an evolutionary stage. Rather than being able to suggest changes to a firmly established zoning text, it was necessary to make broader recommendations that may be employed regardless of the specific final zoning districts that may emerge under the new LDO.

Therefore, the recommendations coming out of this report do not refer to suggested ordinance revisions by chapter and verse. Rather, they speak to the likelihood that future zoning districts, yet to be finalized under a new LDO, will have a certain purpose and associated standards. ***Regardless of the evolving changes to the LDO, the principles set forth in this report's recommendations should apply to whatever zoning districts eventually take root within the Summit Avenue Corridor.***

*Evaluation of Regulatory Options for Summit Avenue*

Note: Early on, consideration was given to removing the Summit Avenue Corridor from the Aycock Historic District as a means of (possibly) encouraging private investment. This action could have been applied, for example, in tandem with Options 1 through 6 below. Any such action was later abandoned in recognition of the overriding commitment of the City of Greensboro and the Aycock Neighborhood to historic preservation.

Table 6: Evaluation of Regulatory Options for Summit Avenue

	Option	Comments
1	Apply a new low to medium intensity mixed-use district to all or part of Summit Avenue. Keep Summit Avenue in the Historic District.	Depending on what zoning districts are ultimately set forth in the new LDO, a low to medium intensity mixed-use district might be a good candidate for the section of Summit Avenue between Yanceyville Street and Sullivan. At the same time, the range of mixed uses must not be so broad as to conflict with nearby residential properties to the interior of the Aycock neighborhood.
2	Apply a new neighborhood business district to part of Summit Ave. Keep Summit Avenue in the Historic District.	Oftentimes, a neighborhood business district will be intended for locations away from major thoroughfares like Summit Avenue. Such districts may also have limitations as to maximum district size and maximum square footage-- both deterrents to investors/developers.
3	Apply an office/residential district to all or part of Summit Avenue. Keep Summit Avenue in the Historic District.	An office/residential district would be similar in character to other mixed-use districts but with the absence of retail as a permitted use. While this district could be workable for the residential properties in the 500 and 600 blocks of Summit, it might be too limiting for the more commercially oriented, northern end of Summit.
4	Apply a new single-family residential district to the 500 and 600 blocks of Summit Avenue. Keep Summit Avenue in the Historic District.	This would entail an expansion of the single-family residential district from the interior blocks of the Aycock neighborhood out to some of the residentially used properties fronting on Summit Avenue. This option would appear to restrict the use of these properties too severely, given the traffic volumes on Summit and a real estate market trending toward more intensive use of these properties. It might also wind up creating a "missing tooth" pattern of zoning and development along Summit Avenue.
5	Incorporate performance based standards into each of the above zoning districts. When such standards are deemed too specific for general application, place them within the development standards section of the new LDO.	In keeping with the objective of substituting performance-based standards for discretionary guidelines, performance standards could be written into each of the new zoning districts mentioned above. The intent would be to write standards with Summit Avenue in mind that would also have benefit elsewhere in the City. If such standards were deemed unique to properties in the Aycock Historic District, the <i>development standards</i> section of the new LDO could be employed to accommodate these very specific standards.



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Table 6: Evaluation of Regulatory Options for Summit Avenue (continued)

	Option	Comments
6	Create and apply a new Historic Summit Avenue Corridor Zoning District. Keep Summit Avenue in the Historic District.	This option would create and apply a new zoning district specifically for the Aycock section of Summit Avenue. In addition to custom tailoring permitted land uses, special performance standards could be written into the district just for the historic section of Summit. The HPC would still have reviewing authority. Such action would, however, create a special, one of a kind district within the LDO—a situation that the City is committed to avoiding under the new ordinance.
7	Apply a new performance based overlay to whatever underlying zoning districts are determined. Keep Summit Avenue in the Historic District.	Rather than creating a special new zoning district just for the Aycock section of Summit Avenue, performance standards could be placed in an historic corridor <i>overlay</i> for application along Summit as well as other similar historic corridors in the city. This approach is that it would create three sets of rules that investors/developers and City Officials would have to follow. All parties would rely upon the requirements of whatever new zoning district would apply, plus the special performance standards of the overlay, plus approval by the HPC, to review proposed developments.
8	Apply underlying zoning as needed. Place performance standards for Summit Avenue within the Historic District Design Guidelines.	This would require establishing a new section within the City's Historic District Manual and Design Guidelines specifically for the Aycock section of Summit Avenue. Rather than applying a new overlay district as described above, performance standards specifically tailored to the Aycock Section of Summit Avenue would be incorporated into the HD Manual. North Carolina's enabling legislation for local historic districts places limits on the purview of the Historic Preservation Commission and therefore limits the types of standards that may be placed in the local manual and design guidelines.
9	Convert entire Aycock Historic District plus surrounding area to a Traditional Neighborhood District, as set forth in the 2003 TND Plan. The TND Plan shows Summit Avenue being pulled out of the Historic District.	The TND Plan, and Draft Ordinance it contains, sets forth the requirements for reviewing proposed developments. It is effectively an ordinance within an ordinance. This is the single most comprehensive approach to covering all aspects of development along the Aycock Section of Summit Avenue as well as the surrounding neighborhood and stadium area. The TND, however, is appears to be overly specific as to the types of buildings that may be constructed in each part of the plan area. Under the original plan, there are some standards difficult to achieve, such as when parking is required, it must be rear-loaded from alleys that no longer exist.

*Table 7: Evaluation of Regulatory Options for the War Memorial Stadium Area*

	Option	Comments
1	Continue to apply some type of public institutional district to the Stadium Area	This option would represent a continuation of the status quo for the Stadium Area, as the area is currently zoned PI. Given the redevelopment potential of the area, this option is probably too restrictive as to the types of uses permitted. That is, only major public and institutional uses are intended for this district.
2	Apply a new high intensity mixed use district to the Stadium Area	By implication, a high intensity mixed-use district would allow for a broad range of mixed uses at an intensive level of development. This district would afford a creative developer, working in partnership with the City of Greensboro, considerable flexibility in designing a truly integrated mixed use area of public spaces, retail, offices, and multi-family housing. Ideally, such a plan could move forward in much the same way the successful Southside Area has developed.

Section 5: Recommended Regulatory Framework and Course of Action

The following recommendations have been selected and honed from the list of Regulatory Options first presented above. Recommendations are not presented in any specific order related to preference or priority. A map showing the application of recommended zoning changes is provided at the end of this section (Figure 15).

***Recommendation 1.** Apply a low intensity mixed use district (residential, office and retail) to both sides of the 800 block and to the east side only of the 700 block of Summit Avenue.*

This more commercially oriented section of Summit Avenue would be well served by a low intensity mixed-use district. Existing office uses here would be accommodated nicely by such a district. Appropriately designed retail uses would be a convenience to area residents and provide a suitable transition from the more intensive retail area north of Sullivan Street. Multi-family housing in this block, with or without associated office/retail on the ground floor, would bring more residents and household incomes to the area as well as enhance security with more "eyes on the street".

***Recommendation 2.** Also apply a low intensity mixed use district (residential, office and retail) to that portion of the 500 block of Summit Avenue that is currently zoned GO-M.*

The southernmost end of Summit Avenue in the planning area, adjoining the Murrow Boulevard Interchange and closest to the downtown, is currently in mainstream commercial use. Structures here presently do not contribute to the historic character of the district. It is known that at least one property owner is interested in undertaking a significant redevelopment project on his property. Application of a low intensity, mixed-use district could provide for more options and a natural market incentive to redevelop these properties to a form more in keeping with the surrounding district. It would also provide for a useful transition to the ultimate redevelopment of the Murrow Boulevard interchange under perhaps a medium density mixed-use district.



Recommendation 3: Apply an office/residential district to both sides of the 600 block, to the west side of the 700 block, and to that portion of the 500 block of Summit Avenue currently zoned GO-M. Leave Sternburger Park in the single family residential district.

Both sides of the 600 block, the west side of the 700 block, and some of the 500 block of Summit Avenue have a decidedly less intensive character than the blocks farther north. Lots here are narrower and smaller. There remains a critical mass of historic residential structures housing a relatively stable mixture of single-family homes and generally smaller offices. This residential and office mix provides current homeowners and prospective new investors the option of restoring and maintaining properties in residential use or converting existing historic structures to appropriately designed professional offices. Even better, some property owners may wish to consider ground floor office space with residential above. This on-site mixed-use concept provides for development flexibility while also retaining a neighbor next door. Finally, Sternburger Park (in the 700 block) should remain in the single family residential district, with the understanding that it shall continue to serve the area as a valuable neighborhood asset.

Recommendation 4: Incorporate as many performance standards as possible into the new zoning districts that will be applied to properties fronting on Summit Avenue. When such standards are deemed too specific to Summit Avenue for application elsewhere in the city, use the development standards section of the new LDO to set forth standards by activity or use when located within the Charles B. Aycock Historic District.

Recommendations 1 through 3 above call for the application of two different types of zoning districts to appropriate sections of Summit Avenue.

Permitted uses within these two districts would range from single family residential to office and retail. All properties, however, are to remain subject to the review authority of the City's Historic District Program Manual and Design Guidelines. One of the objectives identified early on for this plan was to identify opportunities to convert discretionary guidelines to black and white performance standards where possible. Given the multiplicity of uses allowed along various stretches of the Summit Avenue Corridor, the following are examples of the types of performance standards that could be developed for each type of land use activity and zoning district.

Performance standards for non-residential uses in a low intensity mixed-use district when located within the Charles B. Aycock Historic District might include, for example:

- Structure may not exceed 8,000 square feet or a floor area ratio of 1.0, whichever is less.
- Structure must be at least 2 stories but not more than 4 stories or 50 feet in height
- Shielded exterior lighting shall be contained within the site.
- Use will not generate more than ____ trips per day per 1,000 square feet of heated space, as documented in the Institute of Transportation Engineers (ITE) Trip Manual.



- Business to have limited night-time operating hours (i.e., not after 11 pm)
- Business will not place materials outside for storage or sale.

Performance standards for non-residential uses in an office/residential district when located within the Charles B. Aycock Historic District might include, for example:

- Structure may not exceed 5,000 square feet or a floor area ratio of 1.0, whichever is less.
- Structure must be at least 2 stories but not more than 3 stories or 40 feet in height
- Exterior lighting shall be no greater than that customarily found in a residential area.
- Use will not generate more than ____ trips per day per 1,000 square feet of heated space, as documented in the Institute of Transportation Engineers (ITE) Trip Manual.
- Business to have limited night-time operating hours (i.e., not after 10 pm)
- Type of business will not generate noise, dust, odor, vibration or other affects at levels greater than those customarily found in a residential area.
- Business will not place materials outside for storage or sale.

Recommendation 5: Leave those portions of the 600 block and 700 block of Park Avenue within the planning area as single family residential.

This section of Park Avenue was included in the planning area principally to connect the Summit Avenue Corridor to the War Memorial Stadium Area. These small, narrow lots front on Park Avenue. They are 100 percent in single-family residential use. Park Avenue is undergoing resurgence in investment that needs to be sustained. The current single-family zoning appears to be working so there is no apparent reason to change it.

Recommendation 6: Apply a new high intensity mixed-use district to the Stadium Area.

As first noted above, a high intensity mixed use district would allow for a broad range of uses and activities at an intensive level of development. The revitalization of the Stadium area to its full potential requires maximum flexibility to accommodate a wide range of varying but compatible uses. The current PI Public and Institutional district does not allow for that. A high intensity mixed use district, on the other hand, would afford a creative developer, working in partnership with the City of Greensboro, considerable flexibility in designing a truly integrated mixed use area of entertainment, public spaces, retail, offices, and multi-family housing. This may entail the development of a comprehensive redevelopment plan for the area, prepared as part of a market driven vision and dynamic public-private partnership for the area.

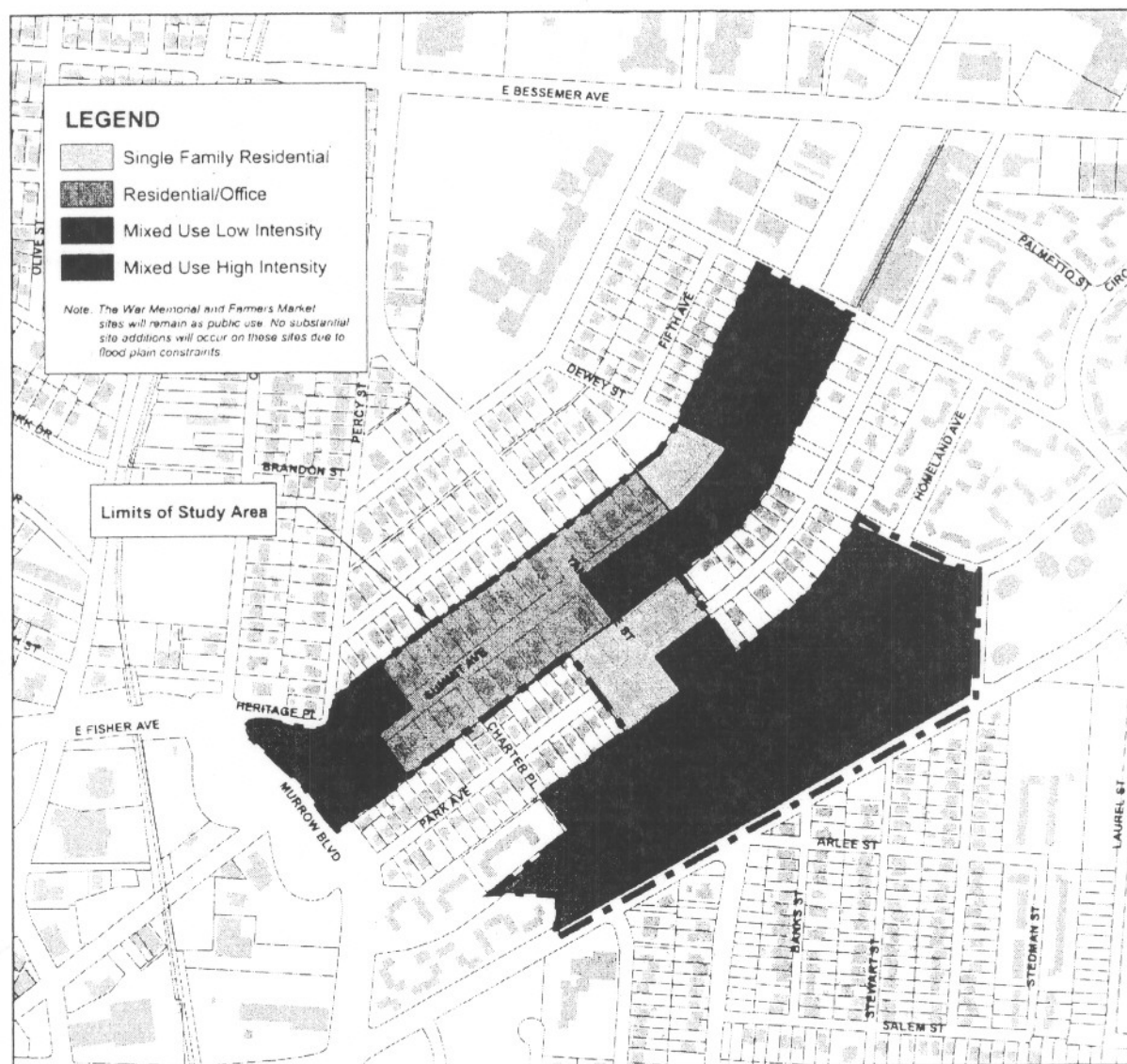


Figure 15: Proposed Zoning Map



Appendices



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**Appendix A
Traffic Data Tables**



**Table 1 – 2005 Existing Traffic Volumes
Level of Service and Delay (sec/veh) Results – Study Area Intersections**

Intersection	2005 Existing Traffic Volumes		
	AM	Noon	PM
Sullivan Street / Summit Avenue	A (3.7)	A (9.9)	A (7.3)
NB LT	A (0.8)	A (3.6)	A (1.9)
NB THRT	A (0.6)	A (4.4)	A (3.9)
SB LT	A (3.6)	B (18.1)	B (14.5)
SB TH	A (2.4)	A (5.3)	A (3.3)
SB RT	A (1.2)	A (2.1)	A (1.6)
EB LTR	C (23.8)	C (24.4)	C (31.6)
WB LTR	B (15.5)	C (24.9)	C (24.0)
Dewey Street / Summit Avenue	N/A	N/A	N/A
NB LT	A (9.1)	A (9.1)	A (9.0)
SB LT	A (8.6)	A (9.9)	B (10.7)
EB LTR	C (16.7)	C (21.6)	C (23.3)
WB LTR	B (10.5)	B (14.7)	B (13.1)
Yanceyville Street / Summit Avenue	B (11.2)	B (12.2)	B (15.4)
NB LT	B (10.0)	A (9.1)	B (11.9)
NB THRT	A (7.6)	A (8.4)	B (10.6)
SB LT	A (5.5)	A (7.5)	A (9.2)
SB THRT	A (5.7)	A (3.6)	A (7.0)
EB LTR	C (22.0)	C (34.8)	D (36.1)
WB LTR	C (20.7)	B (19.3)	C (24.8)
Charter Place / Summit Avenue	N/A	N/A	N/A
NB LT	A (9.6)	A (8.8)	A (8.6)
SB LT	A (8.3)	A (9.2)	B (10.3)
EB LTR	C (19.0)	C (17.5)	C (19.4)
WB LTR	C (15.4)	C (18.1)	C (24.0)
Cypress Street / Yanceyville Street	N/A	N/A	N/A
EB LTR	B (10.2)	B (10.8)	B (13.9)
WB LTR	B (13.4)	B (11.8)	C (15.9)



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Lindsay Street / Yanceyville Street	B (12.2)	B (10.6)	B (11.8)
NB LT	B (19.6)	B (17.9)	B (19.4)
NB THRT	B (14.9)	B (13.0)	B (14.4)
SB LT	C (24.1)	B (19.9)	C (20.6)
SB THRT	B (19.7)	B (16.3)	B (18.3)
EB LT	A (5.8)	A (5.4)	A (6.4)
EB TH	A (5.3)	A (4.9)	A (5.8)
EB RT	A (0.1)	A (0.0)	A (0.0)
WB LT	A (6.0)	A (6.1)	A (7.1)
WB TH	A (5.2)	A (5.0)	A (5.8)
WB RT	A (0.0)	A (0.0)	A (0.0)

N/A => Overall intersection delay is not calculable for unsignalized intersections



**Table 2 – Future “No-Build” 2015 Traffic Volumes
Level of Service and Delay (sec/veh) Results – Study Area Intersections**

Intersection	Future “No-Build” 2015 Traffic Volumes		
	AM	Noon	PM
Sullivan Street / Summit Avenue	A (4.3)	C (23.6)	B (14.6)
NB LT	A (1.0)	A (4.5)	A (1.5)
NB THRT	A (0.9)	A (6.6)	A (4.5)
SB LT	A (5.6)	F (98.1)	F (83.2)
SB TH	A (3.2)	A (8.1)	A (4.7)
SB RT	A (1.2)	A (2.2)	A (1.9)
EB LTR	C (23.5)	C (22.5)	C (30.0)
WB LTR	B (15.0)	D (44.9)	C (28.9)
Dewey Street / Summit Avenue	N/A	N/A	N/A
NB LT	A (9.7)	A (9.7)	A (9.5)
SB LT	A (9.0)	B (11.0)	B (12.5)
EB LTR	C (20.0)	D (27.0)	D (31.2)
WB LTR	B (10.9)	C (17.6)	B (15.0)
Yanceyville Street / Summit Avenue	B (12.6)	B (14.6)	B (19.5)
NB LT	B (13.9)	B (13.5)	B (19.2)
NB THRT	A (9.3)	B (12.0)	B (15.9)
SB LT	A (6.6)	B (13.9)	B (15.2)
SB THRT	A (7.5)	A (5.4)	B (11.2)
EB LTR	C (23.2)	D (35.8)	D (35.2)
WB LTR	C (19.9)	B (19.1)	C (28.1)
Charter Place / Summit Avenue	N/A	N/A	N/A
NB LT	A (10.5)	A (9.3)	A (9.0)
SB LT	A (8.6)	A (9.8)	B (11.4)
EB LTR	C (22.6)	C (20.2)	C (22.7)
WB LTR	C (17.4)	C (21.3)	D (31.1)
Cypress Street / Yanceyville Street	N/A	N/A	N/A
EB LTR	B (10.7)	B (11.5)	C (15.9)
WB LTR	B (16.0)	B (12.7)	C (19.8)
Lindsay Street / Yanceyville Street	B (12.6)	B (10.8)	B (12.4)
NB LT	B (16.2)	B (16.3)	B (17.2)
NB THRT	B (14.5)	B (12.5)	B (14.8)
SB LT	C (23.5)	B (19.2)	B (19.5)
SB THRT	B (18.1)	B (16.4)	B (17.2)
EB LT	A (8.4)	A (6.5)	A (8.4)
EB TH	A (7.5)	A (5.9)	A (7.5)
EB RT	A (0.0)	A (0.0)	A (0.0)
WB LT	A (8.9)	A (7.8)	A (9.7)
WB TH	A (7.4)	A (6.0)	A (7.6)
WB RT	A (0.0)	A (0.0)	A (0.0)

N/A => Overall intersection delay is not calculable for unsignalized intersections



**Table 3 – 2015 Traffic Volumes – Yanceyville Road Diet
Level of Service and Delay (sec/veh) Results – Study Area Intersections**

Intersection	2015 Traffic Volumes – Yanceyville Road Diet		
	AM	Noon	PM
Sullivan Street / Summit Avenue	A (4.3)	C (23.0)	B (14.5)
NB LT	A (1.2)	A (3.3)	A (1.4)
NB THRT	A (0.9)	A (5.1)	A (4.1)
SB LT	A (5.6)	F (98.1)	F (83.8)
SB TH	A (3.2)	A (8.1)	A (4.7)
SB RT	A (1.2)	A (2.2)	A (2.0)
EB LTR	C (23.5)	C (22.5)	C (29.3)
WB LTR	B (14.9)	D (44.9)	C (28.9)
Dewey Street / Summit Avenue	N/A	N/A	N/A
NB LT	A (9.7)	A (9.7)	A (9.5)
SB LT	A (9.0)	B (11.0)	B (12.5)
EB LTR	C (19.8)	D (26.9)	D (30.5)
WB LTR	B (10.8)	C (17.3)	B (14.5)
Yanceyville Street / Summit Avenue	B (14.8)	B (16.6)	B (21.6)
NB LT	B (18.6)	B (17.3)	C (22.4)
NB THRT	B (12.6)	B (15.3)	B (18.7)
SB LT	A (9.0)	B (16.8)	B (17.5)
SB THRT	B (10.2)	A (7.1)	B (13.2)
EB LTTH	C (32.8)	D (43.2)	D (42.6)
EB RT	A (5.6)	A (8.0)	A (9.4)
WB LTTH	C (30.0)	D (41.2)	C (45.2)
WB RT	A (5.8)	A (6.7)	B (11.1)
Charter Place / Summit Avenue	N/A	N/A	N/A
NB LT	A (10.5)	A (9.3)	A (9.0)
SB LT	A (8.6)	A (9.8)	B (11.4)
EB LTR	C (22.8)	C (20.5)	C (23.5)
WB LTR	C (17.7)	C (21.6)	D (31.6)
Cypress Street / Yanceyville Street	N/A	N/A	N/A
EB LTR	B (13.5)	B (12.4)	C (20.0)
WB LTR	C (22.6)	B (14.0)	D (27.4)



Summit Avenue Corridor Plan

City of Greensboro
Department of Housing and Community Development

Lindsay Street / Yanceyville Street	B (13.0)	B (11.6)	B (12.7)
NB LT	B (13.9)	B (12.2)	B (13.1)
NB TH	C (21.3)	B (19.2)	C (20.2)
NB RT	A (3.1)	A (2.9)	A (2.7)
SB LT	B (19.0)	B (14.3)	B (14.0)
SB TH	B (21.3)	B (18.6)	B (18.1)
SB RT	A (3.5)	A (3.5)	A (3.2)
EB LT	B (10.3)	A (9.6)	B (12.0)
EB TH	A (9.3)	A (8.6)	B (10.7)
EB RT	A (0.0)	A (0.0)	A (0.0)
WB LT	B (10.9)	B (11.2)	B (13.8)
WB TH	A (9.3)	A (8.6)	B (10.8)
WB RT	A (0.0)	A (0.0)	A (0.0)

N/A => Overall intersection delay is not calculable for unsignalized intersections



Table 4 – Summit Avenue Minimum Required Turn-Bay Lengths

Summit Avenue Minimum Required Turn-Bay Lengths		
Main Street	Intersecting Street	Turn Bay Length
Summit Avenue Southbound	@ Sullivan Street	250 feet
	@ Dewey Street	50 feet
	@ Yanceyville Street	150 feet
	@ Charter Place	50 feet
Summit Avenue Northbound	@ Charter Place	50 feet
	@ Yanceyville Street	150 feet
	@ Dewey Street	50 feet
	@ Sullivan Street	50 feet

Table 5 – Existing Summit Avenue / Yanceyville Street Lane Widths

Summit Avenue / Yanceyville Street Lane Widths						
Main Street	Intersecting Street	Lane				
		Outer	Inner	Center	Inner	Outer
Summit Avenue	@ Sullivan Street	12'	10'	10'	10'	12'
	@ Dewey Street	11'	10'	10'	10'	11'
	@ Yanceyville Street	11'	10'	10'	10'	11'
	@ Charter Place	11'	10'	10'	10'	11'
Yanceyville Street	@ Cypress Street	11'	11'	12'	11'	11'
	@ 5 th Street	11'	11'	14'	11'	11'
	@ Park Avenue	11'	11'	11'	11'	11'
	@ Homeland Avenue	11'	11'	11'	11'	11'



Summit Avenue Corridor Plan

*City of Greensboro
Department of Housing and Community Development*



**Appendix B
Plan Participants**



The City of Greensboro would like to acknowledge the participation of the following individuals:

Amanda Foy
Amanda Summerall
Anne Finn
Ben McReynolds
Ben Wilson
Bert Vanderveen
Betsey Baun
Brenda Brown
Brian Hunt
Bruce Oakley
Burton Kennedy
Charles Scott
Chris Hill
David Hoggard
David Hook
David Wharton
Dean Fox
Donna White
Emily Fitch
Goldie Wells
Gorgon Hafley
Holly Shuck
Jacynthia Mitchell
Jane Brown
Janet Murphy
Jennie Hunt
Jennifer Burton
Jennifer Lanza
Jill Oakley
Joe Steele
John Mandrano
Jon Mitchell
Justin Smith
Kofi Yiadom
Laura Wall
M. Culbrenter
Marche Clarke
Mark Townsend
Mark Zachary

Mebane Ham
Mia McDonovich
Michaela Hafley
Mindy McReynolds
Mully Zachary
Pam Fox
Patty Williams
Pete Burgess
Pete Williams
Ray Burton
Rebecca Fagg
Renee Franklin
Rich Chapman
Rick Miller
Ruth Payne
Salom Bullard
Sandra Browning
Sophie Miller
Stan Montgomery
Stephen Ruzicka
Steve Wall
Susan Elliott
TK Miller
Tracy Lamothe

City of Greensboro Staff

Adam Fischer
Ben Woody
Chris Spenser
Dan Curry
Dick Hails
Gerry Alfano
Greg Gardner
Heidi Galanti
Melissa Begley
Mike Borchers
Stefan-leih Geary
Sue Swartz



**Appendix C
Cost Estimates**



Summit Avenue Corridor Plan

City of Greensboro
Department of Housing and Community Development

The following cost estimates for Summit Avenue Corridor Plan include all the streetscape elements illustrated in the plan. These estimates are based on a visual inspection of the street with input from GDOT and other City departments. Due to the nature of a streetscape project there can be conditions that are not evident with a visual inspection. It is recommended that a series of soft digs be executed to determine the composition of the roadbed and if there are buried trolley tracks on Summit Avenue.

The estimated cost for Summit Avenue (including the medians and granite curbing on both the median and along the edge of the street and excluding the trees on private property) is \$1,350.00 per linear foot. The cost for Yanceyville is estimated at \$1,750.00 per linear foot.



Summit Avenue Corridor Plan

City of Greensboro
Department of Housing and Community Development

Summit Avenue- Replace Damaged Granite Curbing, Reset Granite Curb and Gutter, Mill and Repave Street, Install Storm Drainage*				
ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
Mobilization, (5% of contract total)	LS	1	\$88,494	\$ 88,494
Traffic Control	LS	1	\$50,000	\$ 50,000
Removal of Existing Asphalt, (4" depth, 1.5' from back of curb)	SY	420	\$21	\$ 8,820
Removal of Existing Concrete (8" depth, 1.5' from back of curb)	SY	420	\$25	\$ 10,500
Fine Grading	LS	1	\$10,000	\$ 10,000
Milling	SY	11,800	\$6	\$ 70,800
Asphalt Paving	SY	11,800	\$60	\$ 708,000
Patching Existing Asphalt Pavement (1.5' at face of curb)	SY	420	\$40	\$ 16,800
Remove and Replace Asphalt Pavement	SY	325	\$ 50.00	\$ 16,250.00
15" RC Pipe Culverts, Class III	LF	250	\$ 40.00	\$ 10,000.00
18" RC Pipe Culverts, Class III	LF	300	\$ 45.00	\$ 13,500.00
Stone Bedding	TON	75	\$ 20.00	\$ 1,500.00
Brick Masonry Curb Inlets, COG Std. #403	EA	3	\$ 2,500.00	\$ 7,500.00
Tie-In To Existing Drainage Structure	EA	1	\$ 750.00	\$ 750.00
Tie-in from Median Drains	EA	4	\$ 500.00	\$ 2,000.00
Resetting Granite Curb (20% of existing curbing)	LF	860	\$40	\$ 34,400
Replace Existing Granite Curb (30% of existing curbing, using City owned granite)	LF	1290	\$50	\$ 64,500
Radius Granite Install Curb (at all intersections, new granite not supplied by the City)	LF	370	\$130	\$ 48,100
4" Concrete Sidewalk (replace 300' of broken 5' wide sidewalk)	SY	170	\$35	\$ 5,950
6" Concrete Sidewalk (replace 100' of broken sidewalks in driveways)	SY	60	\$45	\$ 2,700
Pavement Markings	LS	1	\$7,500	\$ 7,500
Seeding and Mulching (2' from back of new/reset curb)	AC	0.1	\$3,000	\$ 300
Decorative Pedestrian Lights, 50' oc	EA	86	\$5,000	\$ 430,000
Mast arm signals	EA	2	\$125,000	\$ 250,000
Sales Tax, 4%	LS	1	\$70,795	\$ 70,795
Contingency, 20%	LS	1	\$353,974	\$ 353,974
Design Fees, 12%	LS	1	\$212,384	\$ 212,384
TOTAL				\$ 2,495,516.70

* Does not include removal of trolley tracks, 2006 pricing



Summit Avenue Corridor Plan

City of Greensboro
Department of Housing and Community Development

Summit Avenue- Replace Granite Curbing with Concrete Curb and Gutter, Mill and Repave Street, Install Storm Drainage*				
ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
Mobilization, (5% of contract total)	LS	1	\$94,935	\$ 94,935
Traffic Control	LS	1	\$50,000	\$ 50,000
Removal of Existing Asphalt, (4" depth, 1' from back of curb)	SY	420	\$21	\$ 8,820
Removal of Existing Concrete (8" depth, 1' from back of curb)	SY	420	\$25	\$ 10,500
Remove Existing Granite Curbing	LF	4670	\$6	\$ 28,020
Fine Grading	LS	1	\$20,000	\$ 20,000
Milling	SY	11,800	\$6	\$ 70,800
Asphalt Paving	SY	11,800	\$60	\$ 708,000
Patching Existing Asphalt Pavement (1" at the edge of the gutter pan)	SY	520	\$40	\$ 20,800
Remove and Replace Asphalt Pavement	SY	325	\$ 50.00	\$ 16,250.00
15" RC Pipe Culverts, Class III	LF	250	\$ 40.00	\$ 10,000.00
18" RC Pipe Culverts, Class III	LF	300	\$ 45.00	\$ 13,500.00
Stone Bedding	TON	75	\$ 20.00	\$ 1,500.00
Brick Masonry Curb Inlets, COG Std. #403	EA	3	\$ 2,500.00	\$ 7,500.00
Tie-In To Existing Drainage Structure	EA	1	\$ 750.00	\$ 750.00
Tie-in from Median Drains	EA	4	\$ 500.00	\$ 2,000.00
Concrete Curb and Gutter	LF	4670	\$50	\$ 233,500
4" Concrete Sidewalk (replace 300' of broken 5' wide sidewalk)**	SY	170	\$35	\$ 5,950
6" Concrete Sidewalk (replace 100' of broken sidewalks in driveways)	SY	60	\$45	\$ 2,700
Pavement Markings	LS	1	\$7,500	\$ 7,500
Seeding and Mulching (2' from back of new/reset curb)	AC	0.2	\$3,000	\$ 600
Decorative Pedestrian Lights, 50' oc	EA	86	\$5,000	\$ 430,000
Mast arm signals	EA	2	\$125,000	\$ 250,000
Sales Tax, 4%	LS	1	\$75,948	\$ 75,948
Contingency, 20%	LS	1	\$379,738	\$ 379,738
Design Fees, 12%	LS	1	\$227,843	\$ 227,843
TOTAL				\$ 2,677,152.90

* Does not include removal of trolley tracks, 2006 pricing

** Complete sidewalk replacement will be needed if there is not adequate room to form new concrete curb and gutter



Summit Avenue Corridor Plan

City of Greensboro
Department of Housing and Community Development

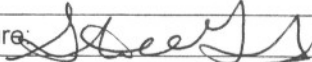
Yanceyville Street- New Concrete Curb and Gutter, Medians, Bicycle Lanes and Gateway Features*				
ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
Mobilization, (5% of contract total)	LS	1	\$39,772	\$ 39,772
Traffic Control	LS	1	\$25,000	\$ 25,000
Unclassified Excavation (2.5' depth for medians, 1' for new curbs)	CY	240	\$50	\$ 12,000
Removal of Existing Asphalt, (4" depth, 1' from back of curb and in medians)	SY	1200	\$21	\$ 25,200
Fine Grading	LS	1	\$20,000	\$ 20,000
Patching Existing Asphalt Pavement (1" at the edge of the gutter pan)	SY	320	\$40	\$ 12,800
Subdrain Excavation (2' x 2' cross section)	CY	40	\$12	\$ 480
Subdrain Aggregate, #57 Stone	CY	40	\$30	\$ 1,200
Fabric for Soil Stabilization	SY	120	\$5	\$ 600
6" Perforated Subdrain Pipe	LF	270	\$5	\$ 1,350
Concrete Curb and Gutter	LF	2900	\$50	\$ 145,000
4" Concrete Sidewalk	SY	1150	\$35	\$ 40,250
6" Concrete Sidewalk	SY	26	\$45	\$ 1,170
Pavement Markings	LS	1	\$6,500	\$ 6,500
Concrete Wheelchair Ramps	EA	10	\$1,000	\$ 10,000
Concrete Median, (max width 3' at ends of medians)	SY	3	\$60	\$ 180
Back Fill Median with Planting Mix	CY	240	\$40	\$ 9,600
Crosswalks (stamped asphalt)	SY	20	\$60	\$ 1,200
Street Trees (not including trees in the War Memorial Plaza)	EA	34	\$500	\$ 17,000
Seeding and Mulching (2' from back of new curb)	AC	0.3	\$3,000	\$ 900
Gateway Features	LS	1	\$150,000	\$ 150,000
Decorative Pedestrian Lights, 50' oc	EA	36	\$5,000	\$ 180,000
Mast arm signals	EA	1	\$135,000	\$ 135,000
Sales Tax, 4%	LS	1	\$31,817	\$ 31,817
Contingency, 20%	LS	1	\$159,086	\$ 159,086
Design Fees, 12%	LS	1	\$95,452	\$ 95,452
TOTAL				\$ 1,121,556.30

*Does not include any adjustments to existing storm sewer system, 2006 pricing



City of Greensboro
City Council
Agenda Item

TITLE Resolution closing the residual portion of Bridford Parkway located south of Eagle Road, east of the realigned Bridford Parkway and north of the Urban Loop Thoroughfare.

Department: Planning	Current Date: 8/25/06
Contact 1: Steve Galanti	Public Hearing: Yes, at 9/19/06 City Council
Phone: 373-2918	Advertising Date:
Contact 2: Dick Hails	Advertised By:
Phone: 373-2922	Authorized Signature: 
Attachments: Attachment A: "PL(P)06-35" map	

PURPOSE:

The abutting property owners have requested the closing of the residual portion of Bridford Parkway located south of Eagle Road, east of the realigned Bridford Parkway and north of the Urban Loop Thoroughfare.

BACKGROUND:

This street was dedicated in 1994 on the plat of Bridford Parkway. The portion requested for closing was paved and in use for 10+ years, but the pavement has now been removed. The pavement and the right-of-way have been realigned in conjunction with construction of the Urban Loop, leaving a residual portion no longer needed for traffic circulation.

The owner of 100% of the abutting frontage has signed the closing petition.

There is a 12-inch water line and a short section of 8-inch sewer line in the section requested for closing. The City will retain a 20-foot easement over each until the line is no longer needed for public service. A 15-foot easement will be retained over any other existing utility line until the line is no longer needed for public service.

BUDGET IMPACT:

There will be no impact on current or future budgets.

RECOMMENDATION / ACTION REQUESTED:

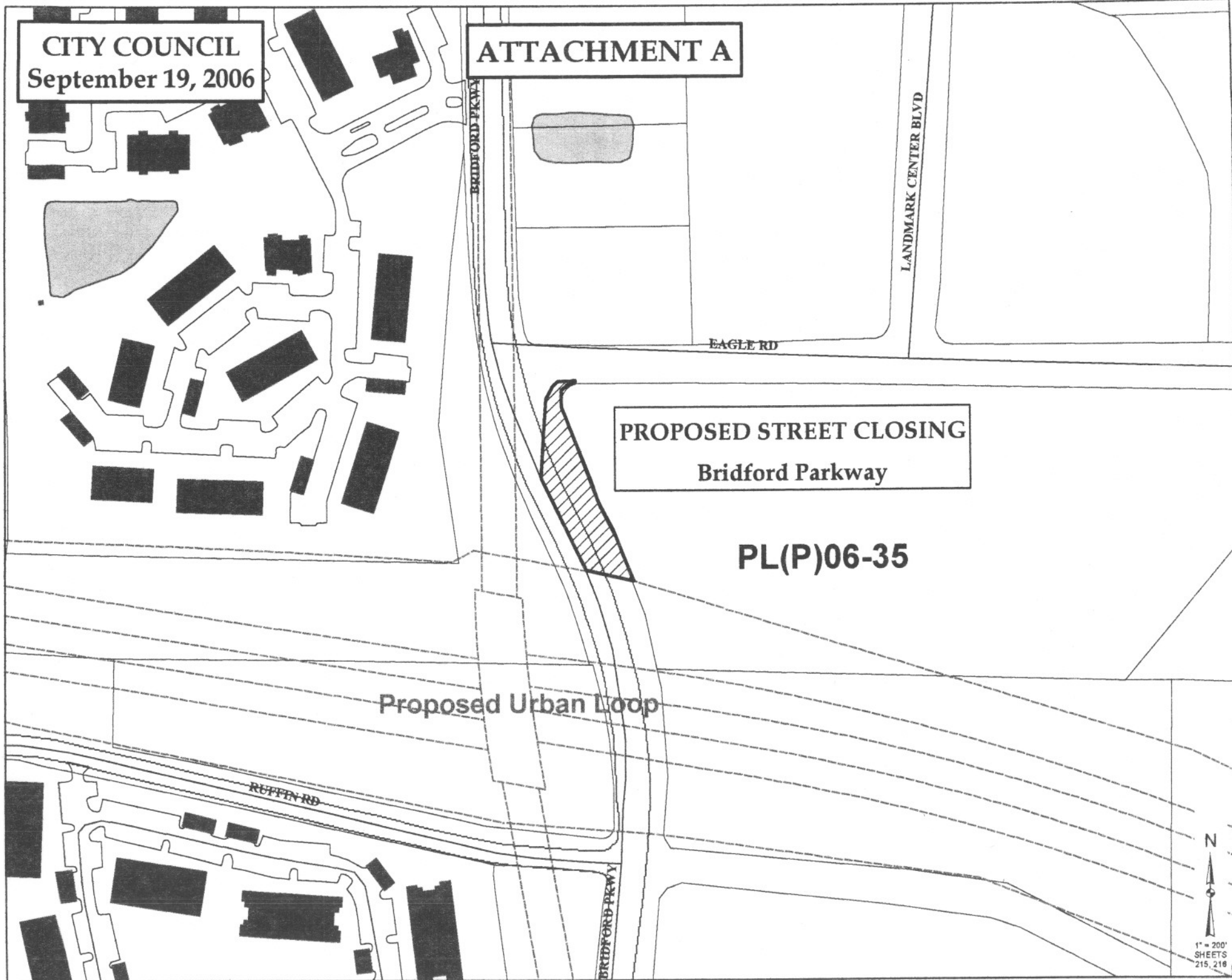
The Technical Review Committee (TRC) recommended this street closing to the Planning Board and to City Council. The Planning Board recommended this street closing at its August meeting on a vote of 8-0. The Planning Board determined that circumstances here allow the City to make the two required findings for a street closing: (1) that the closing is not contrary to the public interest and (2) that no property owner in the vicinity is deprived of reasonable means of ingress and egress.

Accordingly, it is recommended that on September 19, 2006, the City Council adopt a resolution closing the residual portion of Bridford Parkway located south of Eagle Road, east of the realigned Bridford Parkway and north of the Urban Loop Thoroughfare.

Agenda Item: 11

CITY COUNCIL
September 19, 2006

ATTACHMENT A



PROPOSED STREET CLOSING
Bridford Parkway

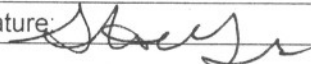
PL(P)06-35

Proposed Urban Loop



City of Greensboro
City Council
Agenda Item

TITLE Resolution closing McGirt Street from the South O. Henry Boulevard frontage road westward then northward to its terminus, a distance of approximately 750 feet.

Department:	Planning	Current Date:	8/25/06
Contact 1:	Steve Galanti	Public Hearing:	Yes, at 9/19/06 City Council
Phone:	373-2918	Advertising Date:	
Contact 2:	Dick Hails	Advertised By:	
Phone:	373-2922	Authorized Signature:	
Attachments:	Attachment A: "PL(P)06-36" map		

PURPOSE:

The abutting property owners have requested the closing of McGirt Street from the South O. Henry Boulevard frontage road westward then northward to its terminus, a distance of approximately 750 feet.

BACKGROUND:

This right-of-way was dedicated on the plat of the McAdoo and King Subdivision recorded in 1909 (P.B. 4, Pg. 31). In the section of right-of-way running westward from the frontage road, there is gravel used as a shared driveway by the two houses beside it. Northward after the bend the right-of-way appears not to be used for travel.

The closing petition has been signed by 5 of the 7 abutting property owners, representing 67% of the abutting frontage. Each abutting property has frontage on either S. Booker Street or on the O. Henry Boulevard frontage road, which are paved and publicly maintained.

There are water and sewer lines in the southern part of the street; upon street closing a 20-foot easement will be retained over each line until no longer needed for public service.

BUDGET IMPACT:

There will be no impact on current or future budgets.

RECOMMENDATION / ACTION REQUESTED:

The Technical Review Committee (TRC) recommended this street closing to the Planning Board and to City Council. The Planning Board recommended this street closing at its August meeting on a vote of 8-0. The Planning Board determined that circumstances here allow the City to make the two required findings for a street closing: (1) that the closing is not contrary to the public interest and (2) that no property owner in the vicinity is deprived of reasonable means of ingress and egress.

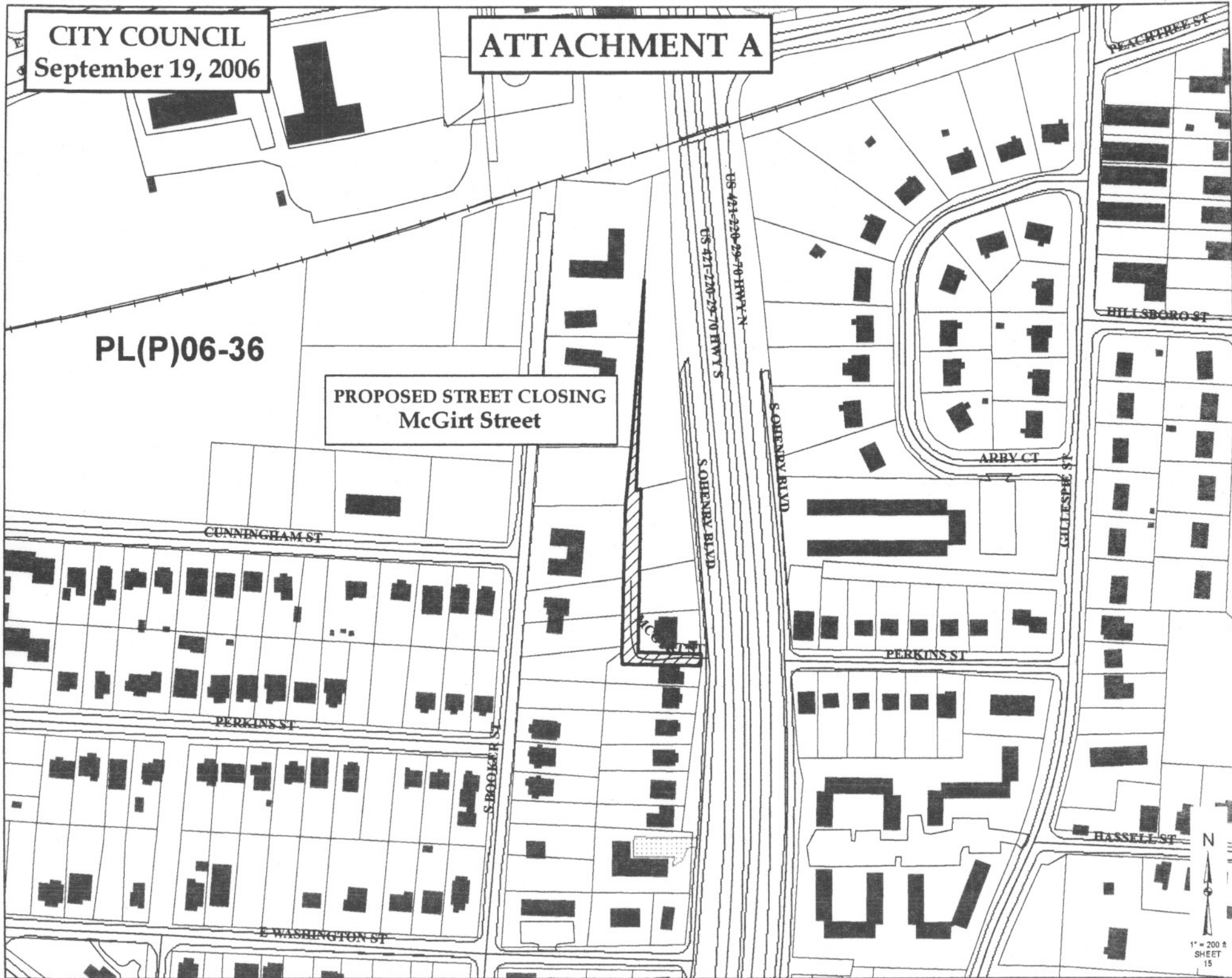
Accordingly, it is recommended that on September 19, 2006, the City Council adopt a resolution closing McGirt Street from the South O. Henry Boulevard frontage road westward then northward to its terminus.

CITY COUNCIL
September 19, 2006

ATTACHMENT A

PL(P)06-36

PROPOSED STREET CLOSING
McGirt Street





City of Greensboro
City Council
Agenda Item

TITLE Resolution closing the unnamed 50-foot-wide street running from Summit Avenue between the lots at 5715 and 5717, northwestward to its terminus, a distance of approximately 300 feet.

Department: Planning	Current Date: 9/19/06
Contact 1: Steve Galanti	Public Hearing: Yes, at 9/19/06 City Council
Phone: 373-2918	Advertising Date:
Contact 2: Dick Hails	Advertised By:
Phone: 373-2922	Authorized Signature: 
Attachments: Attachment A: "PL(P)06-37" map	

PURPOSE:

The abutting property owners have requested the closing of the unnamed 50-foot-wide street running from Summit Avenue between the lots at 5715 and 5717, northwestward to its terminus, a distance of approximately 300 feet.

BACKGROUND:

The right-of-way was dedicated on the plat of Camp Herman Addition of Hardie Farm recorded in 1945 (P.B. 14, Pg. 14).

Street improvements were never constructed within this right-of-way, and the grading and the lot and street layout in the new development under construction past the end of the street preclude any extension for purposes of traffic circulation.

The two abutting owners have signed the closing petition (100% petition).

There is no public water line or sewer line in this street right-of-way.

BUDGET IMPACT:

There will be no impact on current or future budgets.

RECOMMENDATION / ACTION REQUESTED:

The Technical Review Committee (TRC) recommended this street closing to the Planning Board and to City Council. The Planning Board recommended this street closing at its August meeting on a vote of 7-0. The Planning Board determined that circumstances here allow the City to make the two required findings for a street closing: (1) that the closing is not contrary to the public interest and (2) that no property owner in the vicinity is deprived of reasonable means of ingress and egress.

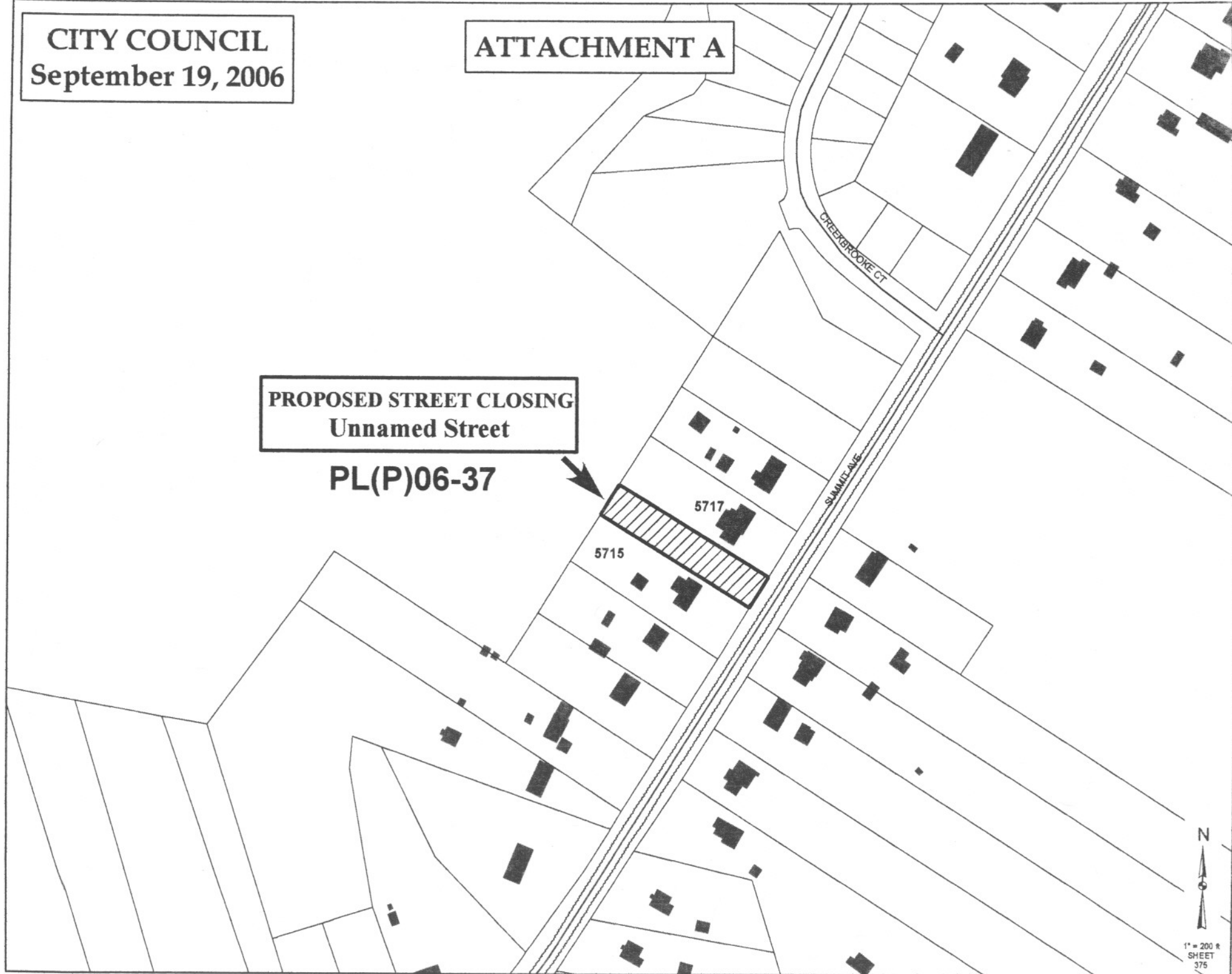
Accordingly, it is recommended that on September 19, 2006, the City Council adopt a resolution closing the unnamed 50-foot-wide street running from Summit Avenue between the lots at 5715 and 5717, northwestward to its terminus, a distance of approximately 300 feet.

CITY COUNCIL
September 19, 2006

ATTACHMENT A

PROPOSED STREET CLOSING
Unnamed Street

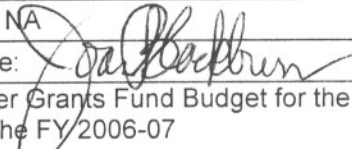
PL(P)06-37





City of Greensboro
City Council
Agenda Item

TITLE: 2006 JUSTICE ASSISTANCE GRANT

Department:	Police	Current Date:	8/28/06
Contact 1:	J. Smith	Public Hearing:	No
Phone:	373-2352	Advertising Date:	NA
Contact 2:	R.F. Reese	Advertised By:	NA
Phone:	373-2513	Authorized Signature:	
Attachments:	Attachment A: Ordinance Amending State, Federal, and Other Grants Fund Budget for the Appropriation of Federal Justice Assistance Grant Funds for the FY 2006-07		

PURPOSE

The Greensboro Police Department has received \$109,061 in Federal Grant Funds from the US Department of Justice, Office of Justice Programs. These funds will be passed to Greensboro through the City of High Point who is the lead agency for the grant. A budget amendment needs to be approved by the City Council to permit the expenditure of funds.

BACKGROUND

Formerly known as Local Law Enforcement Block Grants, the JAG grants process requires one agency to administer the grant within a specified area. This year, the High Point Police Department is the lead agency and will pass the funding through to Greensboro. Greensboro's grant percentage will be used to purchase equipment for our Crime Scene Investigators, patrol units and Criminal Investigators. This equipment will include a digital video reader for use by our Criminal Investigations Division and an electronic file reader, range meters and digital cameras to enhance the capabilities of our crime scene investigators. Video, tracking and camera equipment will be purchased for use by our Vice Narcotics Division to aid in conducting drug investigations and radar equipment will be purchased for use by patrol units throughout the city.

BUDGET IMPACT

This grant will not require any additional City Funding.

RECOMMENDATION/ACTION REQUESTED

It is recommended that the City Council adopt the attached ordinance establishing funding in the amount of \$109,061 to purchase electronic equipment.

Attachment A

ORDINANCE AMENDING STATE, FEDERAL AND OTHER GRANTS FUND BUDGET FOR THE
APPROPRIATION OF THE 2006 JUSTICE ASSISTANCE GRANT

Section 1

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the State, Federal, and Other Grants Fund Budget of the City of Greensboro is hereby amended as follows:

That the appropriation to the State, Federal and other Grants Fund be increased as follows:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
220-3515-01.6059	Other Capital Equipment	\$31,600
220-3515-01.5235	Small Tools and Equipment	<u>\$77,461</u>
TOTAL:		\$109,061

And, that this increase be financed by increasing the following State, Federal, and Other Grants Funds accounts:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
220-3515-01.7100	Federal Grant	<u>\$109,061</u>
TOTAL:		\$109,061

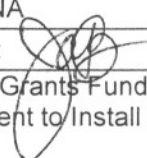
Section 2

And, that this ordinance should become effective upon adoption.



City of Greensboro
City Council
Agenda Item

TITLE: Federal Forfeiture Grant to Install Encryption Capabilities to Police Radios

Department:	Police	Current Date:	8/18/06
Contact 1:	J. Smith	Public Hearing:	No
Phone:	373-2352	Advertising Date:	NA
Contact 2:	R. F. Reese	Advertised By:	NA
Phone:	373-2513	Authorized Signature:	
Attachments:	Attachment A: Ordinance Amending State, federal, and Other Grants Fund Budget for the Appropriation of Federal Forfeiture Funds to Purchase Equipment to Install Encryption Capabilities in Police Radios.		

PURPOSE

Title 21, United States Code, Section 881 (e) allows local law enforcement agencies to share in the proceeds from the sale of seized assets and cash from certain criminal investigations. The utilization of these funds through this grant would provide for the purchase of equipment necessary to install encryption capabilities to selected police radios. A budget amendment needs to be approved to permit the expenditure of funds.

BACKGROUND

The Greensboro Police Department often conducts investigations that involve the surveillance of criminal activity and close coordination of police resources by radio. During such investigations, secure radio frequencies are necessary for reasons of safety to officers and the protection of operations. When the Police Department implemented the current 800 MHz radio system, the system provided security for such investigations in that the radio frequencies used could not be monitored. Today, the police department's channels are no longer secure because technology exists that allows people engaging in criminal activity to monitor police radio traffic transmitted over the 800 MHz system. Department investigators who frequently conduct surveillance operations have a need to communicate over secure radio frequencies. This need will be met with the purchase of equipment to upgrade approximately eighty (80) currently used police radios with encryption capabilities. Funding for this upgrade is not included within the department's general fund.

These expenses are allowable expenditures under Federal Forfeiture Guidelines.

BUDGET IMPACT

This purchase will not require any additional City Funding.

RECOMMENDATION/ACTION REQUESTED

It is recommended that the City Council adopt the attached budget ordinance to establish funding in the amount of \$80,000 to upgrade police radios to be encryption capable.

Attachment A

ORDINANCE AMENDING STATE, FEDERAL AND OTHER GRANTS FUND BUDGET FOR THE
APPROPRIATION OF FEDERAL FORFEITURE FUNDS FOR THE PURCHASE OF EQUIPMENT
TO INSTALL ENCRYPTION CAPABILITIES IN POLICE RADIOS

Section 1

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the State, Federal, and Other Grants Fund Budget of the City of Greensboro is hereby amended as follows:

That the appropriation to the State, Federal and other Grants Fund be increased as follows:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
220-3524-01.5235	Small Tools and Equipment	<u>\$80,000</u>
TOTAL:		\$80,000

And, that this increase be financed by increasing the following State, Federal, and Other Grants Funds accounts:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
220-3524-01.7104	Federal Forfeiture	<u>\$80,000</u>
TOTAL:		\$80,000

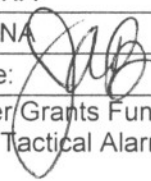
Section 2

And, that this ordinance should become effective upon adoption.



City of Greensboro
City Council
Agenda Item

TITLE: Federal Forfeiture Grant to Purchase Tactical Alarms for the Southern Division Investigative Unit

Department:	Police	Current Date:	8/21/06
Contact 1:	J. Smith	Public Hearing:	No
Phone:	373-2352	Advertising Date:	NA
Contact 2:	R. F. Reese	Advertised By:	NA
Phone:	373-2513	Authorized Signature:	
Attachments:	Attachment A: Ordinance Amending State, Federal, and Other Grants Fund Budget for the Appropriation of Federal Forfeiture Funds for the Purchase of Tactical Alarms for the Southern Division Investigative Unit.		

PURPOSE

Title 21, United States Code, Section 881 (e) allows local law enforcement agencies to share in the proceeds from the sale of seized assets and cash from certain criminal investigations. The utilization of these funds through this grant would provide for the purchase of tactical alarms to assist investigators in the apprehension of violators of NC General Statutes. A budget amendment needs to be approved to permit the expenditure of funds.

BACKGROUND

In the late 1980s, the Greensboro Police Department purchased eighteen (18) 800 MHz radio tactical alarms that are still in use today. Investigators frequently place these alarms at locations where criminal activity is expected to occur. When deployed, these alarms save the police department time and manpower by monitoring a targeted location and then simultaneously alerting Metro 911 and field officers of intrusion via the 800 MHz communication system. The current alarms are in poor working condition and cannot be repaired. Therefore, new alarms are needed to replace the current equipment. This need will be met by using Federal Forfeiture funds to purchase new alarms. Funding for this equipment is not included within the department's general fund.

These expenses are allowable expenditures under Federal Forfeiture Guidelines.

BUDGET IMPACT

This purchase will not require any additional City Funding.

RECOMMENDATION/ACTION REQUESTED

It is recommended that the City Council adopt the attached budget ordinance to establish funding in the amount of \$57,900 to purchase tactical alarms for the Southern Division Investigative Unit.

Attachment A

ORDINANCE AMENDING STATE, FEDERAL AND OTHER GRANTS FUND BUDGET FOR THE
APPROPRIATION OF FEDERAL FORFEITURE FUNDS FOR THE PURCHASE OF TACTICAL
ALARMS FOR THE SOUTHERN DIVISION INVESTIGATIVE UNIT

Section 1

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the State, Federal, and Other Grants Fund Budget of the City of Greensboro is hereby amended as follows:

That the appropriation to the State, Federal and other Grants Fund be increased as follows:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
220-3523-01.5235	Small Tools and Equipment	<u>\$57,900</u>
TOTAL:		\$57,900

And, that this increase be financed by increasing the following State, Federal, and Other Grants Funds accounts:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
220-3523-01.7104	Federal Forfeiture	<u>\$57,900</u>
TOTAL:		\$57,900

Section 2

And, that this ordinance should become effective upon adoption.



City of Greensboro
City Council
Agenda Item

TITLE: Ordinance Establishing Funds from NC Emergency Management

Department:	Guilford-Metro 911	Current Date:	August 29, 2006
Contact 1:	Marilyn Braun	Public Hearing:	No
Phone:	373-2557	Advertising Date:	NA
Contact 2:	Wesley Reid	Advertised By:	NA
Phone:	373-2122	Authorized Signature:	<i>Paul Blackburn</i>
Attachments:	Attachment A – Ordinance Amending the FY 2006-2007 Guilford Metro 911 Fund to Establish Funding from NC Emergency Management		

PURPOSE:

The purpose of this Ordinance is to appropriate funds previously received from NC Emergency Management. These funds will be used to support community emergency preparedness efforts. These efforts include materials used to train families, neighborhoods, places of business and employees. A budget amendment needs to be approved by City Council to permit the expenditure of funds.

BACKGROUND:

These funds represent a State/local grant to support Greensboro Emergency Preparedness efforts. These efforts include the process and distribution of preparedness bookmarks through the Greensboro Library System, the printing costs associated with specialized fact sheet materials; and demonstration products used in family preparedness training.

BUDGET IMPACT:

No additional City funds are required to accept this funding.

RECOMMENDATION / ACTION REQUESTED:

It is recommended that the City Council adopt the attached budget ordinance establishing funding in the amount of \$1,677 to be used for family preparedness efforts in Greensboro.

ATTACHMENT A

ORDINANCE AMENDING THE STATE, FEDERAL, AND OTHER GRANTS FUND TO
ESTABLISH FUNDING FROM NC EMERGENCY MANAGEMENT

Section 1

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the State, Federal, and Other Grants Fund Budget of the City of Greensboro is hereby amended as follows:

That the appropriation to the State, Federal, and Other Grants Fund be increased as follows:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
220-3901-01.5431	In-House Printing	<u>\$ 1,677</u>
TOTAL:		\$ 1,677

and, that this increase be financed by increasing the following State, Federal, and Other Grants Fund accounts:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
220-3901-01.7110	State Grant	<u>\$ 1,677</u>
TOTAL:		\$ 1,677

Section 2

And, that this ordinance should become effective upon adoption



City of Greensboro
City Council
Agenda Item

TITLE: Request to approve budget amendment

Department: Parks and Recreation

Current Date: 8-28-06

Contact 1: Lane Newsome

Public Hearing: No

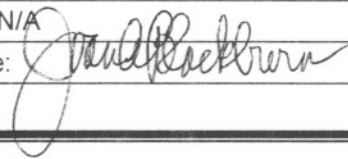
Phone: 373-3275

Advertising Date: N/A

Contact 2: Courtney Hemphill

Advertised By: N/A

Phone: 373-3256

Authorized Signature: 

Attachments: Parks & Recreation Quest 4 Excellence Grant

PURPOSE:

The Greensboro Area Convention and Visitors Bureau and the Special Events and Tourism Related Activities Committee (SETRAC) have awarded Quest 4 Excellence, a program of the Parks and Recreation Department, \$14,000 to operate the program. A budget amendment needs to be approved by City Council to permit the expenditure of funds.

BACKGROUND:

The total grant of \$14,000, requires a match of \$3,250, which Parks and Recreation has available. The purpose of Quest 4 Excellence is to create a leading volleyball event series that will benefit the Greater Greensboro area and bring quality programming year-round to the Greensboro Sportsplex. Quest 4 Excellence will provide something for everyone throughout the course of the year – adult tournaments, youth tournaments, collegiate tournaments, and instructional opportunities, as well as indoor and outdoor events.

BUDGET IMPACT:

The matching funds of \$3,250 have been identified and a budget amendment will be required to move \$500 from 101-5004.01.5224 and \$2,750 from 101-5004-01.5431 to 101-9590-01.6220 in order to transfer the match to the State, Federal, and Other Grants Fund.

RECOMMENDATION / ACTION REQUESTED:

It is recommended that the City Council adopt the attached budget ordinance establishing funding in the amount of \$14,000 for the Quest 4 Excellence program.

Item Number 18

ORDINANCE AMENDING STATE, FEDERAL AND OTHER GRANTS FUND BUDGET FOR PARKS AND
RECREATION GREENSBORO QUEST 4 EXCELLENCE PROGRAM

Section 1

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the State, Federal and Other Grants Fund Budget of the City of Greensboro is hereby amended as follows:

That the appropriation for the State, Federal and Other Grants Fund be increased as follows:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
220-5009-01.5237	Program Supplies	5,000
220-5009-01.5949	Miscellaneous	2,500
220-5009-01.5224	Outside Printing Services	1,000
220-5009-01.5431	In-house Printing Services	<u>5,500</u>
Total		\$ 14,000

and, that this increase be financed by increasing the following State, Federal and Other Grants Fund accounts:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
220-5009-01.9101	Transfer from General Fund	3,250
220-5009-01.8620	Donations & Private Contributions	<u>10,750</u>
Total		\$ 14,000

Section 2

And, that this ordinance should become effective upon adoption.



City of Greensboro
City Council
Agenda Item

TITLE: Request to approve budget amendment

Department:	Parks and Recreation	Current Date:	8-25-06
Contact 1:	John Hughes	Public Hearing:	No
Phone:	373-2964	Advertising Date:	N/A
Contact 2:	Courtney Hemphill	Advertised By:	N/A
Phone:	373-3256	Authorized Signature:	
Attachments:	Parks & Recreation Greensboro 2006 NFL/NRPA Local Agency Grant		

PURPOSE:

The Greensboro Parks and Recreation Department has been designated as a **2006 NFL/NRPA Local Agency Grant** recipient. Greensboro Parks and Recreation Department is being awarded a grant for \$2,500. A budget amendment needs to be approved by City Council to permit the expenditure of funds.

BACKGROUND:

The total grant funding received is \$2,500. The funds will be utilized to purchase equipment for the youth football programs at Trotter and Lewis Recreation Centers. Each center will be apportioned \$1,250.

BUDGET IMPACT: The amendment adds \$2,500 to the State, Local and Other Grants Fund for the Parks and Recreation Youth Football Program. The grant does not require any matching funds and therefore has no impact on the budget.

RECOMMENDATION / ACTION REQUESTED:

It is recommended that the City Council adopt the attached budget ordinance establishing funding in the amount of \$2,500 for the purpose of supplying needed equipment to Trotter and Lewis Recreation Centers' youth football programs.

Item Number 19

ORDINANCE AMENDING STATE, FEDERAL AND OTHER GRANTS FUND BUDGET FOR PARKS AND
RECREATION LEWIS & TROTTER RECREATION CENTERS' YOUTH FOOTBALL PROGRAMS

Section 1

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the State, Federal and Other Grants Fund Budget of the City of Greensboro is hereby amended as follows:

That the appropriation for the State, Federal and Other Grants Fund be increased as follows:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
220-5010-01.5237	Program Supplies	<u>\$ 2,500</u>
Total		\$ 2,500

and, that this increase be financed by increasing the following State, Federal and Other Grants Fund accounts:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
220-5010-01.8620	Donations & Private Contributions	<u>\$ 2,500</u>
Total		\$ 2,500

Section 2

And, that this ordinance should become effective upon adoption.



City of Greensboro
City Council
Agenda Item

TITLE: Budget Ordinance – Appropriation of Grant Funds From HUD to Fund the Fair Housing Assistance Program (FHAP)

Department:	Human Relations	Current Date:	August 23, 2006
Contact 1:	John Shaw	Public Hearing:	No
Phone:	373-2038	Advertising Date:	N/A
Contact 2:	Warlena Lane	Advertised By:	N/A
Phone:	373-2038	Authorized Signature:	
Attachments:	Attachment A - Ordinance Amending the Federal, State and Other Grants Project Fund Budget to Appropriate Grant Funds from HUD for Fair Housing Assistance Program		

PURPOSE:

The purpose of this ordinance is to appropriate grant funds from HUD in the amount of \$37,750 to fund salary and benefit costs for the Fair Housing Assistance Program. A budget amendment needs to be approved by City Council to permit the expenditure of funds.

BACKGROUND:

The Human Relations Department received FY 2006 Grant Funds from FHAP grant number FF204K054013 in the amount of \$37,750. These funds support the salary and benefit expenditures related to the delivery of the FHAP by the City's Human Relations Department.

BUDGET IMPACT:

Approval of this ordinance does not require additional City funds. The attached ordinance results in a net increase of \$37,750.

RECOMMENDATION / ACTION REQUESTED:

It is recommended that the City Council adopt the attached budget ordinance establishing funding in the amount of \$37,750 to fund salary and benefit expenses for the Fair Housing Assistance Program.

Item Number 20

ATTACHMENT A

ORDINANCE AMENDING THE FY 2006-2007 FEDERAL, STATE AND OTHER GRANTS PROJECT FUND BUDGET FOR THE FAIR HOUSING ASSISTANCE PROGRAM

Section 1

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the FY 2006-2007 Federal, State and Other Grants Project Fund Budget of the City of Greensboro is hereby amended as follows:

That the appropriation to the Federal, State, and Other Grants Fund be increased as follows:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
220-0354-01.4110	Salaries and Wages	\$30,047
220-0354-01.4410	FICA Contributions	2,888
220-0354-01.4520	Retirement Contribution	2,265
220-0354-01.4610	Health Coverage – Active	2,300
220-0354-01.4650	Dental Coverage – Active	150
220-0354-01.4710	Life Insurance – Active	<u>100</u>
Total:		\$37,750

and, that this increase be financed by increasing the following FY 2006-2007 Federal, State and Other Grants Fund accounts:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
220-0354-01.7100	Federal Grant	<u>\$37,750</u>
Total:		\$37,750

Section 2

And, that this ordinance should become effective upon adoption.



City of Greensboro
City Council
Agenda Item

TITLE: 2001 Metropolitan Medical Response System Program Contract Modification

Department:	Fire	Current Date:	08/25/2006
Contact 1:	Dee Ann Staley	Public Hearing:	No
Phone:	373-2357	Advertising Date:	N/A
Contact 2:	Warren Ritter	Advertised By:	N/A
Phone:	373-2387	Authorized Signature:	<i>John Blackburn</i>
Attachments:	Attachment A: Ordinance amending State, Federal and Other Grants Fund Budget for continuation of Metropolitan Medical Response System (MMRS) program		

PURPOSE

The City of Greensboro received a State Grant in the amount of \$232,200 for the continuation of the Metropolitan Medical Response System Program.

BACKGROUND

In September 2001 The City of Greensboro received a federal grant to develop a Metropolitan Medical Response System. The original grant was provided through the Public Health System and is the responsibility of the Fire Department with respect to implementation. In Federal Fiscal Year 2005, the continuation of funding for the Metropolitan Medical Response System was directed through the State of North Carolina for distribution to the three Metropolitan Medical Response Systems in North Carolina. The current grant of \$232,200 was awarded as a continuation of funding for the Greensboro MMRS program for the Federal Fiscal Year 2006.

BUDGET IMPACT

There is no budget impact as this item will not cost the City of Greensboro any additional funds.

RECOMMENDATION/ACTION REQUESTED

The Fire Department requests that the City Council approve the attached ordinance in the amount of \$232,200.

Attachment A

ORDINANCE AMENDING THE FEDERAL, STATE, AND OTHER GRANTS FUND BUDGET FOR CONTINUATION OF THE METROPOLITAN MEDICAL RESPONSE SYSTEM PROGRAM

Section 1

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the Federal, State, and Other Grants Fund Budget of the City of Greensboro is hereby amended as follow:

That the appropriation for the Federal, State, and Other Grants Fund Budget be increased as follows:

Account	Description	Amount
220-4073-01.5413	Consultant Services	\$ 20,000
220-4073-01.5510	Business/Meeting Expenses	\$ 15,000
220-4073-01.5520	Seminar/Training	\$ 25,000
220-4073-01.5239	Miscellaneous	<u>\$172,200</u>
TOTAL:		\$232,200

And, that this increase be financed by increasing the following Federal, State, and Other Grants Fund Budget accounts:

<u>Account</u>	<u>Description</u>	<u>Amount</u>
220-4073-01.7100	Federal Grant	<u>\$232,200</u>
TOTAL:		\$232,200

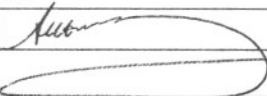
Section 2

And, that this ordinance should become effective upon adoption.



City of Greensboro
City Council
 Agenda Item

TITLE: Muirs Chapel Road Interior Rehab of Water Tank: Contract 2006-034

Department: Water Resources	Current Date: 9/1/06
Contact 1: Allan Williams, PE	Public Hearing: N/A
Phone: 373-2055	Advertising Date: N/A
Contact 2: Melinda King, PE	Advertised By: N/A
Phone: 373-6314	Authorized Signature: 
Attachments:	

PURPOSE:

The bids for Contract 2006-034, Muirs Chapel Road Interior Rehab of Water Tank, have been received. In order for the work to proceed on the contract, City Council approval is required.

BACKGROUND:

The City of Greensboro opened bids on August 31, 2006 for Muirs Chapel Road Interior Rehab of Water Tank (Contract 2006-034). The apparent lowest responsible bidder was J & W of North Carolina, Inc. with a base bid of \$340,000.00. Alternate bid items are shown but are not to be paid for as part of the contract; they are to be invoiced to Guilford College (Logos) and the cell tower representatives respectively.

We received three (3) bids:

	<u>Base Bid</u>	<u>Logos</u>	<u>Cellular Materials & Installation</u>
J & W of NC, Inc.	\$340,000.00	\$5,000.00	\$30,000.00
Southern Corrosion, Inc.	\$566,588.00	\$17,722.00	\$71,842.00
Town Hall Painting Corp.	\$591,400.00	\$9,500.00	No Bid

The contract is scheduled to begin on October 14, 2006 and is to be completed by December 13, 2006. The engineer's estimate for the contract is \$362,676.00.

BUDGET IMPACT:

Funding is available in account #503-7016-03.6019 (07091), in the amount of \$340,000.00.

RECOMMENDATION / ACTION REQUESTED:

It is recommended by the Water Resources Department that City Council approve the bid and award Contract 2006-034 (Muirs Chapel Road Interior Rehab of Water Tank) to J & W of North Carolina, Inc. for the bid amount of \$340,000.00.



City of Greensboro
City Council
Agenda Item

TITLE: Loans and Grants for City Council Approval

Department: Housing and Community Development Current Date: September 6, 2006

Contact 1: Andy Scott Public Hearing: NA

Phone: 373-2028 Advertising Date: NA

Contact 2: Dan Curry Advertised By: NA

Phone: 373-2751 Authorized Signature: *Dan Curry*

Attachments: Attachment 1 – Affordable Home Loan Program
Attachment 2 – Housing Repair Grants for Purchasers of Project Homestead Homes

PURPOSE: On March 1, 2005 the City Council adopted a resolution that required Council approval of loans and grants over \$10,000. Attached are brief summaries of these proposed loans and/or grants.

BACKGROUND: City Council has requested that the City Manager include on the regular Council Consent Agenda all loans and grants in excess of \$10,000.00 which are to be disbursed through the City budget as direct loans or grants, or pass through loans or grants on the recommendation of agencies, non-profits, or other organizations acting on behalf of the City, for final approval before such funds are disbursed. Attached is the information on the loans/grants Council has before it tonight.

RECOMMENDATION / ACTION REQUESTED: The City Council is requested to consider the approval of these loans/grants.

Attachment 1
Affordable Home Loan Program

Affordable Home Loan Program

Agency Making Recommendation:	Dept. of Housing & CD
Loan/Grant Program:	Deferred Second Mortgage Program
Source of Funding:	HUD HOME Program
Entity Receiving the Loan/Grant:	Omar Mohamed & Amina Buri – owners
Location:	806 Border Terrace – Stonegate
Amount of the Loan/Grant:	\$11,992.00
Purpose of the Loan/Grant:	Deferred second mortgage to satisfy HOME Program affordability requirements
Terms of the Loan/Grant:	Payments deferred. Loan forgiven after 5 years.
Agency Making Recommendation:	Dept. of Housing & CD
Loan/Grant Program:	Deferred Second Mortgage Program
Source of Funding:	HUD HOME Program
Entity Receiving the Loan/Grant:	Debra McBride – owner
Location:	809 Beaumont Avenue – Stonegate
Amount of the Loan/Grant:	\$11,992.00
Purpose of the Loan/Grant:	Deferred second mortgage to satisfy HOME Program affordability requirements
Terms of the Loan/Grant:	Payments deferred. Loan forgiven after 5 years.
Agency Making Recommendation:	Dept. of Housing & CD
Loan/Grant Program:	Deferred Second Mortgage Program
Source of Funding:	HUD HOME Program
Entity Receiving the Loan/Grant:	Shameca Jefferies – owner
Location:	802 Beaumont Avenue - Stonegate
Amount of the Loan/Grant:	\$11,992.00
Purpose of the Loan/Grant:	Deferred second mortgage to satisfy HOME Program affordability requirements
Terms of the Loan/Grant:	Payments deferred. Loan forgiven after 5 years.
Agency Making Recommendation:	Dept. of Housing & CD
Loan/Grant Program:	Deferred Second Mortgage Program
Source of Funding:	HUD HOME Program
Entity Receiving the Loan/Grant:	Khalid Osman & Nazik Hamoda-Mohamed- owners
Location:	804 Border Terrace – Stonegate
Amount of the Loan/Grant:	\$11,992.00
Purpose of the Loan/Grant:	Deferred second mortgage to satisfy HOME Program affordability requirements
Terms of the Loan/Grant:	Payments deferred. Loan forgiven after 5 years.

Agenda Item: _____

Agency Making Recommendation:	Dept. of Housing & CD
Loan/Grant Program:	Deferred Second Mortgage Program
Source of Funding:	HUD HOME Program
Entity Receiving the Loan/Grant:	Chandra Smallwood – owner
Location:	808 Border Terrace - Stonegate
Amount of the Loan/Grant:	\$11,992.00
Purpose of the Loan/Grant:	Deferred second mortgage to satisfy HOME Program affordability requirements
Terms of the Loan/Grant:	Payments deferred. Loan forgiven after 5 years.
Agency Making Recommendation:	Dept. of Housing & CD
Loan/Grant Program:	Deferred Second Mortgage Program
Source of Funding:	HUD HOME Program
Entity Receiving the Loan/Grant:	Abdullahi Sheikh-Issa & Shakuma Jama –owners
Location:	809 Border Terrace – Stonegate
Amount of the Loan/Grant:	\$11,992.00
Purpose of the Loan/Grant:	Deferred second mortgage to satisfy HOME Program affordability requirements
Terms of the Loan/Grant:	Payments deferred. Loan forgiven after 5 years.
Agency Making Recommendation:	Dept. of Housing & CD
Loan/Grant Program:	Deferred Second Mortgage Program
Source of Funding:	HUD HOME Program
Entity Receiving the Loan/Grant:	Chandra Womack – owner
Location:	804 Beaumont Avenue-Stonegate
Amount of the Loan/Grant:	\$11,992.00
Purpose of the Loan/Grant:	Deferred second mortgage to satisfy HOME Program affordability requirements
Terms of the Loan/Grant:	Payments deferred. Loan forgiven after 5 years.
Agency Making Recommendation:	Dept. of Housing & CD
Loan/Grant Program:	Deferred Second Mortgage Program
Source of Funding:	HUD HOME Program
Entity Receiving the Loan/Grant:	Jenean Herbin-Isley – owner
Location:	806 Beaumont Avenue-Stonegate
Amount of the Loan/Grant:	\$11,992.00
Purpose of the Loan/Grant:	Deferred second mortgage to satisfy HOME Program affordability requirements
Terms of the Loan/Grant:	Payments deferred. Loan forgiven after 5 years.

Agenda Item: _____

Agency Making Recommendation:	Dept. of Housing & CD
Loan/Grant Program:	Deferred Second Mortgage Program
Source of Funding:	HUD HOME Program
Entity Receiving the Loan/Grant:	Sirad Abdi- owner
Location:	803 Beaumont Avenue-Stonegate
Amount of the Loan/Grant:	\$11,992.00
Purpose of the Loan/Grant:	Deferred second mortgage to satisfy HOME Program affordability requirements
Terms of the Loan/Grant:	Payments deferred. Loan forgiven after 5 years.

Agenda Item: _____

Attachment 2
Housing Repair Grants for Purchasers of Project Homestead Homes**

Last/Co Name	First Name	St. No.	Property Address	Repair Cost
Donnell	Melanie	2103	Blair Khazan Drive	\$450 amendment to previously approved grant. New total is \$3,300.

** All repair grants being provided to purchasers of homes built by Project Homestead will be submitted to the City Council for approval, regardless of funding amount.

Agenda Item: _____



City of Greensboro
City Council
Agenda Item

TITLE: Lake Jeanette Road Widening

Department:	Engineering & Inspections	Current Date:	August 3, 2006
Contact 1:	Kathy Kimble	Public Hearing:	N/A
Phone:	373-2759	Advertising Date:	N/A
Contact 2:	Kim Thore	Advertised By:	N/A
Phone:	373-2302	Authorized Signature:	
Attachments:	Vicinity Map and Engineering Records Map		

PURPOSE:

The Property Management Section of the Engineering & Inspections Department is in the process of acquiring the right of way and easements required for the Lake Jeanette Road Widening project. City Council approval is required to proceed with proposed transaction.

BACKGROUND:

An independent appraiser was hired to evaluate the value of the right of way and easements being taken for the property identified as Tax Map# 6-352-725-11 owned by Cathedral of His Glory, Inc. Property Management is confident that the appraised amount of \$29,955.00 is a fair price and request approval by City Council.

BUDGET IMPACT:

Funding is available in Account Number 441-6003-10.6012 Activity # 01067.

RECOMMENDATION / ACTION REQUESTED:

Property Management recommends that City Council approve the appraised amount of \$29,955.00 for the purchase of the needed right of way, slope, and temporary easements at 2535 New Garden Road for the Lake Jeanette Road Widening.



Engineering Records Map 563

Project: P03879 Lake Jeanette Widening

Owner: Cathedral of His Glory

Address: 2535 New Garden Rd

Tax Map #: 6-352-725-11



Engineering Records Map 563

Compiled By: M. Milton

07-20-06

Cathedral of His Glory
Tax Map #: 6-352-725-11

Area in PSE Tract 28W-B2 = 202 Sq. Ft.

Area in TCE Tract 28W-C = 6584 Sq. Ft.

Area in Proposed Margin Tract 28W-A = 2539 Sq. Ft.
(62 Sq.Ft. in Present Margin)

Area in PSE Tract 28W-B1 = 783 Sq. Ft.

New Garden Rd

Lake Jeanette Rd

Kitty Ct

Engineering Records Map 563

Project: P03879 Lake Jeanette Widening

Owner: Cathedral of His Glory

Address: 2535 New Garden Rd

Tax Map #: 6-352-725-11



Engineering Records Map 563

Compiled By: M. Milton

07-20-06



City of Greensboro
City Council
Agenda Item

TITLE: Resolution calling public hearing for 10/17/06 on annexing property of Glenn H. And Carey A. Campbell at 3130 and 3148-3166 Hines Chapel Road – 154.5-acre contiguous annexation.

Department:	Planning	Current Date:	9/11/06
Contact 1:	Steve Galanti	Public Hearing:	No
Phone:	373-2918	Advertising Date:	
Contact 2:	Dick Hails	Advertised By:	
Phone:	373-2922	Authorized Signature:	<i>[Signature]</i> <i>[Signature]</i>
Attachments:	Attachment A: "PL(P)06-34" map		

PURPOSE:

Glenn H. and Carey A. Campbell have petitioned the City for annexation of the property located at 3130 and 3148-3166 Hines Chapel Road. In order to consider the annexation covered by this petition, the City Council must set a public hearing.

BACKGROUND:

This property abuts the primary city limits along its south side (along N. Buffalo Creek) and abuts a previous satellite annexation (future Thornton subdivision) along a portion of its north side. If this annexation is approved, it and that satellite annexation will both come within the primary city limits.

It is just within the Tier 1 Growth Area (0-10 years) on the Growth Strategy Map in the Comprehensive Plan.

There are 1 or 2 houses on the property now, but it is proposed for development with up to 225 townhouses on the northern part and up to 300 houses on the eastern and southern part.

The Thornton subdivision on the north side of Hines Chapel Road will be extending a 12-inch City water line along that street across most of this annexation's frontage.

Arrangements have been made among the County, the City, and the developer for the construction of a new lift station, a force main, and several gravity outfalls so as to extend sewer service to this property and at the same time to provide the major sewer infrastructure needed to serve a large area west and northwest of his property back to the primary city limits. Over the years the City has received a high number of inquiries from this area about the availability of sewer service, from both homeowners and owners of vacant land.

Fire service can be provided to this property with relatively high difficulty. The first due response would be from County Station #5 on Hicone Road in 7.16 minutes, which exceeds the City's 6-minute standard for response. Response time from the nearest City station would be 8.75 minutes, and 9.23 minutes from the second-nearest City station. The Fire Department's concerns are twofold, on account of those response times and on account of the additional development to be expected as a consequence of sewer availability. The Fire Department wishes to point out that street connectivity to Nichols Avenue and Brame Road would be a tremendous advantage to all City services. The tax map for this area shows both streets having right-of-way ending at this property's western line. GDOT also considers this a high priority. The first-draft sketch plan shown by the developer's engineer to GDOT shows both these connections eventually being made. The future

extension of East Cone Boulevard, a proposed major thoroughfare, would run east-west through the southernmost part of the property.

The Police Department estimates modest impact on its service provision, with a need for 0.8 additional officers at full build out.

Other City services can be provided in a manner similar to their provision to the previously-annexed properties just to the north.

Payment of an acreage fee of two hundred dollars (\$200) per acre for water service and two hundred dollars (\$200) per acre for sewer service accompanied the annexation petition. "Any utility assessments which may have been levied by the County shall be collected either by voluntary payment or through foreclosure by the City. Following annexation, the property annexed shall receive the same status regarding charges and rates as any other property located in the City of Greensboro."

BUDGET IMPACT:

Initial service will be absorbed in the budget, but future service will have an incremental effect on future budgets.

RECOMMENDATION / ACTION REQUESTED:

The Technical Review Committee (TRC) recommended this annexation to the Planning Board and to City Council. The Planning Board recommended this annexation at its August meeting on a vote of 8-1.

Accordingly, it is recommended that on September 19, 2006, the City Council adopt a resolution calling a public hearing for October 17, 2006, on the annexation of the above-mentioned property to the City of Greensboro.

CITY COUNCIL
October 17, 2006

ATTACHMENT A

PROPOSED ANNEXATION
3130, 3138R1, 3148-3156
& 3158-3166 Hines Chapel Rd
TAX MAPS: 3-142-503-2; 4-189-462-9
4-189-462-8 & 4-189-462-3
154.5 ACRES
(153.96 outside of street right of way)

PL(P)06-34

1" = 1000'
SHEET
57, 90,
& 131

Budget Adjustments Approved by Budget Officer

August 01, 2006 - August 31, 2006

In compliance with G.S.159-15 and Resolution passed by Council on July 2,1973,
the following budget adjustments are submitted for your information

Budget Adj#	Department Account Description	Account Number		Amount
		From	To	
2007033	HOUSING & COMMUNITY DEVELOPMENT			\$191,607
	PROGRAM INCOME - PRIOR YEARS	213-0000-00.8691		
	ALL OTHER REVENUE	213-9003-02.8690		
	PROGRAM INCOME - PRIOR YEARS	213-9005-01.8691		
	FEDERAL GRANT	213-9401-01.7100		
	MORTGAGE COLLECTIONS - REHABILITATION		213-0000-00.7420	
	INTEREST COLLECTED - REHAB. MORTGAGES		213-0000-00.7421	
	ALL OTHER REVENUE		213-0000-00.8690	
	MORTGAGE COLLECTIONS - REHABILITATION		213-9003-02.7420	
2007034	WATER RESOURCES			\$241,500
	OTHER IMPROVEMENTS	511-7025-05.6019		
	CONTRIBUTIONS TO GOVERNMENTAL AGENCIES		511-7025-05.5932	
2007035	WATER RESOURCES			\$11,000
	MAINTENANCE & REPAIR - EQUIPMENT	501-7025-01.5621		
	OTHER CAPITAL EQUIPMENT		501-7025-01.6059	
2007036	WATER RESOURCES			\$700,000
	SEWER LINES	511-7062-05.6017		
	CONSULTANT SERVICES	511-7062-06.5413		
	LAND RIGHT-OF-WAY		511-7062-06.6012	
2007037	TRANSPORTATION			\$8,700
	CONTRACTED UNIFORM SERVICES	101-4515-02.5421		
	CONTRACTED UNIFORM SERVICES	101-4515-04.5421		
	CONTRACTED UNIFORM SERVICES		101-4501-01.5421	
2007038	FIRE			\$81,100
	OTHER CONTRACTED SERVICES	101-4004-02.5429		
	LICENSED VEHICLE MAINTENANCE & SUPPLIES	101-4005-01.5242		
	RENTAL OF LICENSED CITY VEHICLES	101-4005-01.5256		
	OTHER CONTRACTED SERVICES		101-4004-01.5429	
	OTHER CONTRACTED SERVICES		101-4004-03.5429	
	OTHER CONTRACTED SERVICES		101-4004-04.5429	
2007039	FINANCE			\$217,080
	SALARIES & WAGES	101-1001-02.4110		
	LONGEVITY	101-1001-02.4410		
	FICA CONTRIBUTION	101-1001-02.4510		
	RETIREMENT CONTRIBUTION	101-1001-02.4520		

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	SALARIES & WAGES	101-1001-01.4110	
	LONGEVITY	101-1001-01.4410	
	FICA CONTRIBUTION	101-1001-01.4510	
	RETIREMENT CONTRIBUTION	101-1001-01.4520	
2007040	HOUSING & COMMUNITY DEVELOPMENT		\$3,498
	REAL ESTATE GRANTS	213-9301-05.5283	
	REAL ESTATE GRANTS	213-9304-02.5283	
	RELOCATION	213-9301-06.5284	
	REAL ESTATE LOANS	213-9304-04.5282	
2007041	FIRE		\$186,385
	TELEPHONE-LOCAL	101-4004-03.5111	
	HEAT & ELECTRIC	101-4004-03.5121	
	WATER/SEWERAGE	101-4004-03.5131	
	STORM WATER FEE	101-4004-03.5141	
	PROFESSIONAL ORGANIZATION DUES	101-4001-01.5222	
	SUBSCRIPTIONS	101-4001-01.5223	
	RADIO SERVICES	101-4001-01.5435	
	DESKTOP SERVICES	101-4001-02.5432	
2007042	WATER RESOURCES		\$84,839
	SEWER LINES	503-7016-02.6017	
	CONTRIBUTIONS TO GOVERNMENTAL AGENCIES	503-7002-01.5932	
2007043	WATER RESOURCES		\$75,000
	SEWER LINES	511-7024-01.6017	
	LAND RIGHT-OF-WAY	511-7024-01.6012	
2007044	WATER RESOURCES		\$3,451,933
	LAND RIGHT-OF-WAY	506-7001-01.6012	
	MISCELLANEOUS SUPPLIES	506-7002-02.5239	
	Stormwater Capital Improvements	506-7005-01.6018	
	MISCELLANEOUS SUPPLIES	506-7005-02.5239	
	Stormwater Capital Improvements	506-7006-01.6018	
	CONSULTANT SERVICES	506-7006-02.5413	
	Stormwater Capital Improvements	506-7006-02.6018	
	CONSULTANT SERVICES	506-7006-03.5413	
2007045	TRANSPORTATION		\$20
	MISCELLANEOUS	220-4569-01.5949	
	OTHER CAPITAL EQUIPMENT	220-4569-01.6059	
2007046	WATER RESOURCES		\$5,434,346
	TRANSFER FM STORMWATER QUALITY CONTRL FD	506-7001-02.9203	
	TRANSFER FM STORMWATER QUALITY CONTRL FD	506-7001-03.9203	
	TRANSFER FM STORMWATER QUALITY CONTRL FD	506-7002-01.9203	
	TRANSFER FM STORMWATER QUALITY CONTRL FD	506-7003-01.9203	
	TRANSFER FM STORMWATER QUALITY CONTRL FD	506-7001-01.9203	
	TRANSFER FM STORMWATER QUALITY CONTRL FD	506-7002-02.9203	

	TRANSFER FM STORMWATER QUALITY CONTRL FD	506-7004-02.9203	
	TRANSFER FM STORMWATER QUALITY CONTRL FD	506-7005-02.9203	
2007047	ORGANIZATIONAL DEV. & COMM.		\$2,500
	OFFICE SUPPLIES	101-0401-01.5213	
	ROSTER WAGES	101-0406-01.4140	
	OFFICE SUPPLIES	101-0406-01.5213	
2007048	ENGINEERING AND INSPECTIONS		\$22,880
	SALARIES & WAGES	101-6001-01.4110	
	ROSTER WAGES	101-6001-01.4140	
2007049	FIRE		\$750
	SUBSCRIPTIONS	101-4003-04.5223	
	SUBSCRIPTIONS	101-4003-01.5223	
2007050	EXECUTIVE		\$5,000
	MISCELLANEOUS	101-0201-01.5949	
	MISCELLANEOUS	101-5540-01.5949	
2007051	HUMAN RESOURCES		\$20,000
	CONSULTANT SERVICES	684-1001-01.5413	
	IN-HOUSE PRINTING SERVICES	684-1001-03.5431	
	ROSTER WAGES	684-1002-03.4140	
2007052	ENGINEERING AND INSPECTIONS		\$22,880
	ROSTER WAGES	101-6001-01.4140	
	SALARIES & WAGES	101-6001-01.4110	
2007053	ENGINEERING AND INSPECTIONS		\$22,880
	SALARIES & WAGES	101-6001-07.4110	
	ROSTER WAGES	101-6001-07.4140	
2007054	BUDGET AND EVALUATION		\$60,600
	OTHER IMPROVEMENTS	410-2009-01.6019	
	SIDEWALK CONSTRUCTION	410-5009-02.6015	
	OTHER IMPROVEMENTS	410-5009-03.6019	
	OTHER IMPROVEMENTS	410-5009-04.6019	
2007055	BUDGET AND EVALUATION		\$545,535
	LAND	410-5008-01.6011	
	LAND	410-5009-01.6011	
2007056	BUDGET AND EVALUATION		\$77
	LAND	410-5009-01.6011	
	LAND	410-5007-07.6011	
	OTHER IMPROVEMENTS	410-5501-01.6019	
2007057	BUDGET AND EVALUATION		\$39,400
	OTHER IMPROVEMENTS	410-2009-01.6019	
	LAND	410-5009-01.6011	
2007058	TRANSPORTATION		\$10,200
	LAND RIGHT-OF-WAY	441-6005-02.6012	

	STREET LIGHTING/TRAFFIC SIGNALS	441-6005-02.5122	
2007059	WATER RESOURCES		\$21,935
	BOND ISSUE EXPENSE	511-7001-01.5831	
	SEWER LINES	511-7044-01.6017	
2007060	FIRE		\$900
	MISCELLANEOUS SUPPLIES	220-4072-01.5239	
	OTHER CAPITAL EQUIPMENT	220-4072-01.6059	
2007061	WATER RESOURCES		\$6,500
	MAINTENANCE & REPAIR - EQUIPMENT	501-7023-01.5621	
	OTHER CAPITAL EQUIPMENT	501-7023-01.6059	
2007062	FIRE		\$725
	LICENSED VEHICLE MAINTENANCE & SUPPLIES	101-4005-01.5242	
	OTHER CAPITAL EQUIPMENT	101-4005-01.6059	
2007063	BUDGET AND EVALUATION		\$45,292
	OTHER IMPROVEMENTS	410-2502-01.6019	
	SIDEWALK CONSTRUCTION	410-5006-04.6015	
	OTHER IMPROVEMENTS	410-5501-01.6019	
	OTHER IMPROVEMENTS	410-5501-01.6019	
	LAND	410-5009-01.6011	
2007064	WATER RESOURCES		\$735,092
	INTEREST PAYMENTS	511-7001-01.5821	
	BOND ISSUE EXPENSE	511-7001-01.5831	
	CONSULTANT SERVICES	511-7024-03.5413	
	CONSULTANT SERVICES	511-7062-06.5413	
	CONSULTANT SERVICES	511-7025-02.5413	
	CONSULTANT SERVICES	511-7051-02.5413	
2007065	HOUSING & COMMUNITY DEVELOPMENT		\$8,059
	REAL ESTATE GRANTS	212-2204-41.5283	
	CITY OWNED REHABILITATION	212-2204-41.5286	
2007066	HOUSING & COMMUNITY DEVELOPMENT		\$45,000
	REAL ESTATE LOANS	211-2256-34.5282	
	CONTRIBUTIONS TO NON-GOV'MENTAL AGENCIES	211-2256-17.5931	
2007067	PARKS AND RECREATION		\$1,450
	SUBSCRIPTIONS	220-5008-01.5223	
	CONTRACTED TRANSPORTATION	220-5008-01.5423	
2007068	TRANSPORTATION		\$9,900
	MISCELLANEOUS	564-4531-04.5949	
	OTHER IMPROVEMENTS	564-4531-04.6019	
2007069	WATER RESOURCES		\$137,000
	CONSULTANT SERVICES	511-7025-02.5413	
	SEWER LINES	511-7062-01.6017	
2007070	FINANCE		\$760,000

	APPROPRIATED FUND BALANCE	201-0000-00.8900	
	CONTRACTED TRANSPORTATION	564-4531-02.5423	
	TRANSFER FROM TRANSIT FUND		201-0000-00.9564
	TRANSFER TO STREET & SIDEWALK REV FUND		564-4531-01.6201
2007071	HOUSING & COMMUNITY DEVELOPMENT		\$8,168
	REAL ESTATE LOANS	212-2206-40.5282	
	CITY OWNED REHABILITATION		212-2206-40.5286
2007072	EXECUTIVE		\$383,487
	FEDERAL GRANT	216-0235-34.7100	
	FEDERAL GRANT		216-0225-20.7100
	FEDERAL GRANT		216-0235-30.7100
2007073	PARKS AND RECREATION		\$7,880
	MAINTENANCE & REPAIR - BUILDINGS	101-5010-01.5613	
	MAINTENANCE & REPAIR - EQUIPMENT BUILDINGS	101-5010-01.5621	
			101-5010-01.6013
2007074	BUDGET AND EVALUATION		\$200,000
	LAND	410-5009-01.6011	
	OTHER IMPROVEMENTS		410-7509-02.6019
2007075	PARKS AND RECREATION		\$51,500
	OTHER CAPITAL EQUIPMENT	443-5009-01.6059	
	MISCELLANEOUS SUPPLIES		443-5009-01.5239
2007076	POLICE		\$1,500
	MISCELLANEOUS	101-3520-01.5949	
	OFFICE EQUIPMENT & FURNITURE		101-3520-01.5214



City of Greensboro
City Council
 Agenda Item

TITLE: Contract 2006-040 Barber Park Improvements Phase 1

Department:	Facilities Management Division	Current Date:	5-Sept-2006
Contact 1:	Butch Simmons, Director of E&I	Public Hearing:	N/A
Phone:	373-2329	Advertising Date:	N/A
Contact 2:	Butch Shumate, FM Division Manager	Advertised By:	N/A
Phone:	412-5794	Authorized Signature:	<i>Walter L. Simmons</i>
Attachments:	None		

PURPOSE: Bids have been received for improvements to the Barber Park facility which includes; new spray ground, pool house, new restrooms, concession stand, new parking area, new shelters and sidewalk through the park. City Council is being requested to approve a contract for the construction of the proposed improvements.

BACKGROUND:

The City of Greensboro received bids for the Barber Park Phase 1 Improvements, Contract 2006-040, on August 25, 2006. Brooks General Contractors was the apparent low bidder with a bid of \$2,610,589.00, which includes excepting 7 available alternates to the base bid. This work is in response to the community needs and an approved bond vote. The engineer's estimate for this phase of work was \$2,581,362.00.

The city has met with contractor and has agreed to hold certain contract items in abeyance until the majority of the under ground work is substantially complete; Alternate G-1 was to add a Poured Surfacing in the playground areas of the park instead of the typical Mulch used elsewhere in the city. The cost of this alternate was \$110,876 and these funds will become part of the project contingency allowance bringing the total project contingency to \$235,876. Once the underground work is completed and if there are no unforeseen issues encountered this alternate will be added back into the scope of work for the same cost that was bid.

<i>We received four (4) other bids:</i>	<i>Base Bid</i>	<i>(+) Add Alternates</i>
Bar Construction Co. Inc.	\$2,452,000.00	\$2,667,280.00
H.M. Kern	\$2,537,600.00	\$2,610,600.00
Hodgin Construction Co.	\$2,583,000.00	\$2,740,300.00
Mt. Creek Contractors	\$3,170,000.00	\$3,289,042.00

The project estimated completion date is on or before September 25, 2007.

BUDGET IMPACT:

Funding for this contract is available in Account No. 443-5002-01.6013 Activity No. 01100.

RECOMMENDATION / ACTION REQUESTED:

It is recommended by Parks & Recreation and the Facilities Management Division that City Council approve the bid and authorize the Barber Park Phase 1 Improvements, Contract No. 2006-040 to Brooks General Contractors for construction, for the base bid plus alternates of \$2,610,589.00.